



Youngs Farm



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Colebrooke, Crediton, Devon, EX17 5JH

Coleford (0.8 miles), Yeoford (1.8 miles), Crediton (5.3 miles),
Exeter (13.4 miles)

A stylish and versatile barn conversion providing a spacious family home with an adjoining paddock, stables and fantastic rural views.

- Popular village location
- Potential for multi-generational living
- Vaulted kitchen/breakfast room
- Grounds with paddock (0.8 acres)
- CTB - C
- Versatile 5 bedroom house
- Stylish accommodation throughout
- Unconverted barn with PP for conversion
- EPC- E
- Freehold

Guide Price £895,000

SITUATION

The property is situated in the centre of the sought-after Mid Devon village of Colebrooke, surrounded by spectacular scenery with far reaching views towards Dartmoor. The neighbouring villages of Coleford (0.8 miles) and Yeoford (1.8 miles) are home to good pubs and eateries; The New Inn and The Duck, respectively, Yeoford also having a railway station. The busy vibrant town of Crediton (5.3 miles) offers excellent schooling, medical care, independent shops and cafes, a regular farmers' market, supermarkets, banks, railway station and much for those seeking sport and recreation. The university and cathedral city of Exeter has a wide range of facilities befitting a centre of its importance including excellent dining, shopping, theatre and recreational pursuits. Exeter also has mainline railways services to London Paddington and Waterloo whilst its international airport lies just to the east of the city.

DESCRIPTION

Youngs Farm is a stylish, substantial and versatile barn conversion providing a light, airy and spacious family home with adjoining paddock, stables and fantastic rural views. Designed as a flexible 5 bedroomed family home, it also works well as two separate self-contained units, suitable for letting (as currently) or 3G living. Outside a gravel drive provides access to a double garage, a further single garage, yard, and barn currently configured with two stables, tack room and garden store on the ground floor with a first floor workshop and further storage area.



ACCOMMODATION

A generous entrance hallway with Cumbrian slate floor leads up to a lobby area with toilet/utility and access to a light spacious, dual aspect sitting room with pellet woodburner, solid oak floors and doors to both the rear courtyard garden and the garden room. The garden room has large double glazed sliding doors opening onto a raised deck area offering a spectacular place to enjoy the views over the surrounding countryside. Stairs lead up from the sitting room to the first floor landing, off which are two double south facing bedrooms and a contemporary family shower room. Steps from the entrance lobby area lead to a stylish, triple aspect kitchen/dining room with vaulted ceiling, exposed brickwork, solid ash flooring, Aga and door to rear courtyard garden. There is a doorway from the kitchen which is currently closed off but which leads directly to the adjoining red brick barn with a very light double height rear entrance hall with solid ash floors and a spacious well-equipped utility room. Immediately off this are two ground floor bedrooms, a family bathroom and separate WC. Stairs from the double height rear entrance hall leads up to two mezzanines currently used as dining and sitting room areas. Off this is a large double bedroom with ensuite shower room.

THE UNCONVERTED BARN

Currently configured as two stables, feed room, garden store, workshop and storage area, over two floors, the barn has full residential planning permission to convert into a separate four bedroom dwelling offering prospective purchasers an exciting development opportunity.

GROUNDS

Outside to the west of the property a gravel driveway gives access to a traditional open fronted double garage. A further modern single garage, yard and the substantial 2 storey stables/barn (with residential planning) lie to the east. An attractive south facing decked terrace area with direct access from the garden room and the sitting room, overlooks the fully enclosed paddock and provides some stunning views over the rolling mid-Devon hills. There are a number of flower borders, trees, shrubs and mature hedges providing year round colour, a vegetable plot and the pony paddock. At the rear of the property there is a pretty, sheltered, walled courtyard garden, easily accessed from the sitting room or kitchen, offering privacy and safety for young children and pets. The whole site is 0.8 acres with the paddock just over half of this. The neighbours have right of way over the initial section of the entrance driveway.

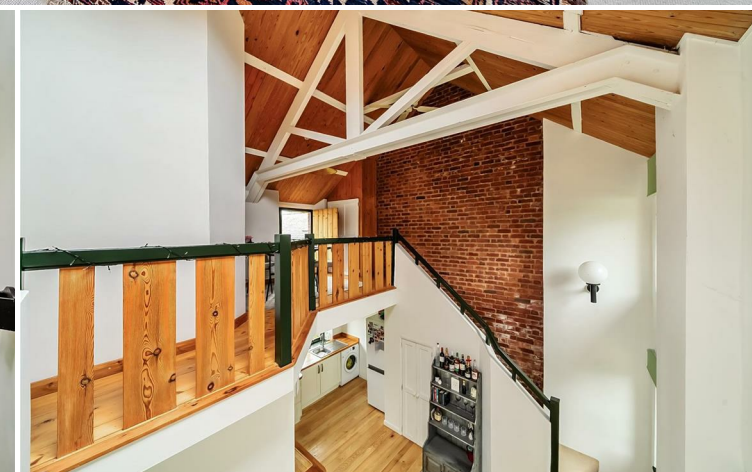
SERVICES

Mains water and electricity. Private drainage (Septic). An Oil-fired condensing boiler and an air-source heat pump provides the central heating. Additional heating is provided by electric radiators. Broadband fibre - 30Mbps. Solar panels providing a useful income.

DIRECTIONS

From Exeter proceed on the A377 passing through Crediton. After 1.9 miles turn left at Barnstaple Cross signposted Coleford/Colebrooke and the New Inn. Follow this road for 2 miles into the village of Coleford. At the cross roads turn left signposted Colebrooke. Once in Colebrooke, Youngs Farm will be found on the left hand side just after the church. A high wall along the roadside protects the property.

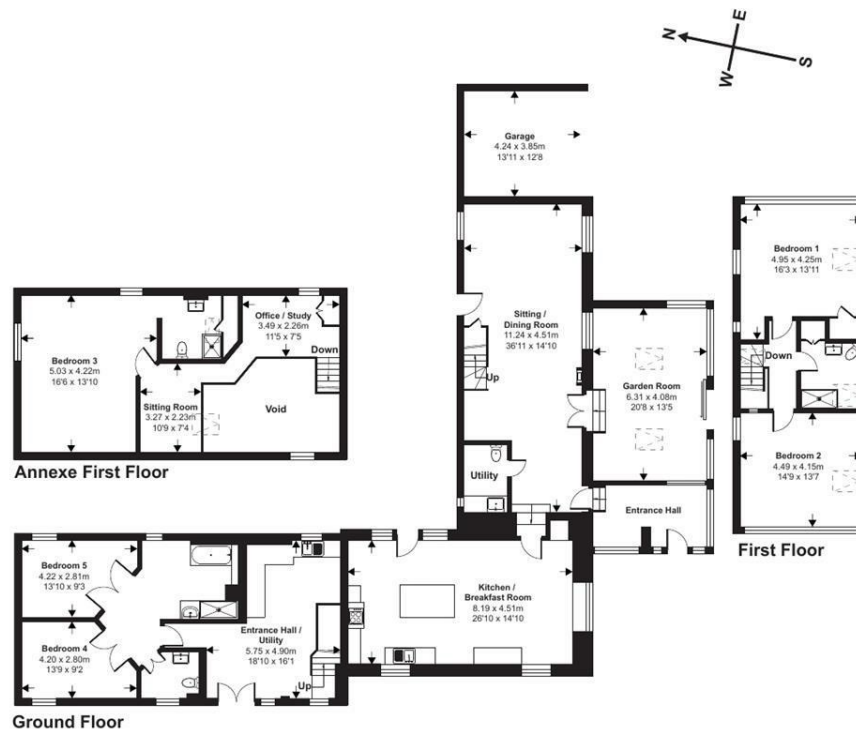
What3words - amber.group.minute



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Approximate Area = 1949 sq ft / 181 sq m (excludes garage & void)
 Annexes = 1259 sq ft / 116.9 sq m
 Outbuildings = 1259 sq ft / 116.9 sq m
 Total = 4467 sq ft / 414.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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