



Colleybrook Farm



Colleybrook Farm

Chudleigh, Newton Abbot, TQ13 0BG

Exeter (12 Miles), Chudleigh (2.5 Miles)

A characterful fully renovated period farmhouse in a quiet village setting with spacious accommodation, south-facing garden, private parking, and excellent access to Exeter, Newton Abbot and the coast.

- Beautifully presented three-bedroom period farmhouse
- Private electric gated parking for 2-3 vehicles
- Stone outbuilding with utility plumbing and storage space
- Countryside views
- Freehold
- Spacious entertaining kitchen/dining room with central island
- Large sitting room with wood-burning stove
- South-facing garden with lawn, patio, and mature planting
- Recently renovated to a very high standard
- Council Tax Band: C

Guide Price £550,000

SITUATION

Colleybrook Farm is located in the idyllic village of Ideford, nestled between Newton Abbot and the coastal town of Teignmouth. This quintessential Devon village is surrounded by rolling countryside, providing a tranquil rural lifestyle while maintaining excellent road links to Exeter, Newton Abbot, and the South Devon coast. Ideford is renowned for its traditional charm, historic cottages, and community spirit, with beautiful walking routes and stunning views across the Teign Valley.

DESCRIPTION

This beautifully presented fully renovated three-bedroom farmhouse combines period character with modern comforts, set amidst mature gardens and farmland. The handsome facade and peaceful village atmosphere make Colleybrook Farm a rare find. Inside, exposed beams, thick walls, and a wood burner create a warm, inviting ambiance, while the kitchen-diner and spacious living room are perfect for relaxed family living and entertaining. Outside, the south-facing garden with lawn and patio provides a private space to unwind or entertain in a tranquil countryside setting.



ACCOMMODATION

An electric gated entrance opens to a secure gravelled driveway with parking for two to three vehicles. A covered porch leads into the main entrance hall, with stone flooring and a useful cloaks area.

The heart of the home is a spacious kitchen/dining room with a tiled floor, traditional style cabinetry, and a central island with breakfast bar seating. There is space for a range-style cooker with extractor above, an integrated dishwasher, and ample room for a family-sized dining table. A door from the kitchen leads directly to the large outside utility room. The sitting room is generously proportioned and full of character, with a deep fireplace with a wood/coal-burning stove, and windows to both the front and side elevations. There is a defined area for formal dining or work-from-home space at one end of the room. A cleverly designed bookcase conceals access to a useful understairs storage cupboard.

Stairs rise to the first floor, where the principal bedroom is dual aspect and offers lovely countryside views. There is ample space for wardrobes and additional furniture. Two further double bedrooms overlook the front of the house and are both well-proportioned. The family bathroom is fully tiled and fitted with a large walk-in shower with rainfall head, WC, and wash hand basin with storage below. All bedrooms have fully fitted wooden shutters.

OUTSIDE

The private south-facing garden is beautifully landscaped with mature planting, a lawned area, and a sunny patio terrace, with pergola and lighting which is perfect for outdoor dining or relaxing. A stone outbuilding offers additional storage and is plumbed for utility use. The gravelled parking area accessed via electric gates provides space for 2-3 vehicles, with a shared right of way across the driveway.

SERVICES

Utilities: Mains electric, mains water, telephone and broadband

Drainage: Mains drainage

Heating: Electric wall heaters and storage heaters.

Tenure: Freehold

EPC: E(49)

Council tax band:

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTE

The vendor has advised that the neighbour has a Right of Way (ROW) through the entrance of the drive to their house and backdoor.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus) A			80
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F		49	
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1074 sq ft / 99.7 sq m
Outbuilding = 117 sq ft / 10.8 sq m
Total = 1191 sq ft / 110.5 sq m
For identification only - Not to scale

OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richrecom 2025. Produced for Sawdye & Hams (Land and Estate Agents) Limited OTM. REF: 1294400