



COLLEYBROOK, IDEFORD





DAWNEY & HARRIS
Estate Agents

COLLEYBROOK

IDEFORD • CHUDLEIGH • DEVON



Nestled in the picturesque village of Ideford, this detached bungalow presents an excellent opportunity for modernisation and enhancement. Set beneath a traditional tiled roof, the property offers tremendous potential with its substantial 0.7 acre plot and desirable countryside setting.

The property features three bedrooms, and two reception rooms, garage, car port and parking. Particularly noteworthy is the expansive garden that extends beyond the rear of the property, accessed over a stream crossing and in to an orchard.

Colleybrook is perfect for those seeking a renovation project with tremendous potential in a rural location, viewing is highly recommended to appreciate the possibilities this unique property presents.



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THE TEIGN VALLEY OFFICE

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The spacious LOUNGE offers a central stone fireplace and wall-mounted electric heater. Sliding patio doors provide access to the CONSERVATORY extension, which runs alongside the lounge, with a further door leading back to the DINING ROOM.



The KITCHEN sits to the front of the house and has a fitted kitchen, with scope for modernisation.



There are three good sized BEDROOMS, one with an outlook to the rear with some lovely views and the other two with windows to the front elevation.

There is also a SHOWER ROOM with large walk in shower with glazed screen and electric shower, sink set in to a vanity unit and WC.







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Outside

The outside space at Colleybrook adds much to the property and of particular note is the 0.7 acre paddock and orchard, accessed across the stream to the rear.

There is a range of storage outside as well as a timber shed, greenhouse and garden room

To the front of the property is a sloping driveway, carport and GARAGE with roller shutter door.



Key Facts for Buyers

TENURE - Freehold. - The property and adjacent orchard are held on two Title Deeds. .

COUNCIL TAX BAND - D

EPC - E

SERVICES

The property has mains electricity, water and drainage.

BROADBAND

Fibre to the Cabinet/part fibre Broadband is available but for more information please click on the following link -[Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below - Key Facts for Buyers - [click here](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at the Teign Valley Office in Chudleigh - 01626 852666 Email - hello@sawdyeandharris.co.uk

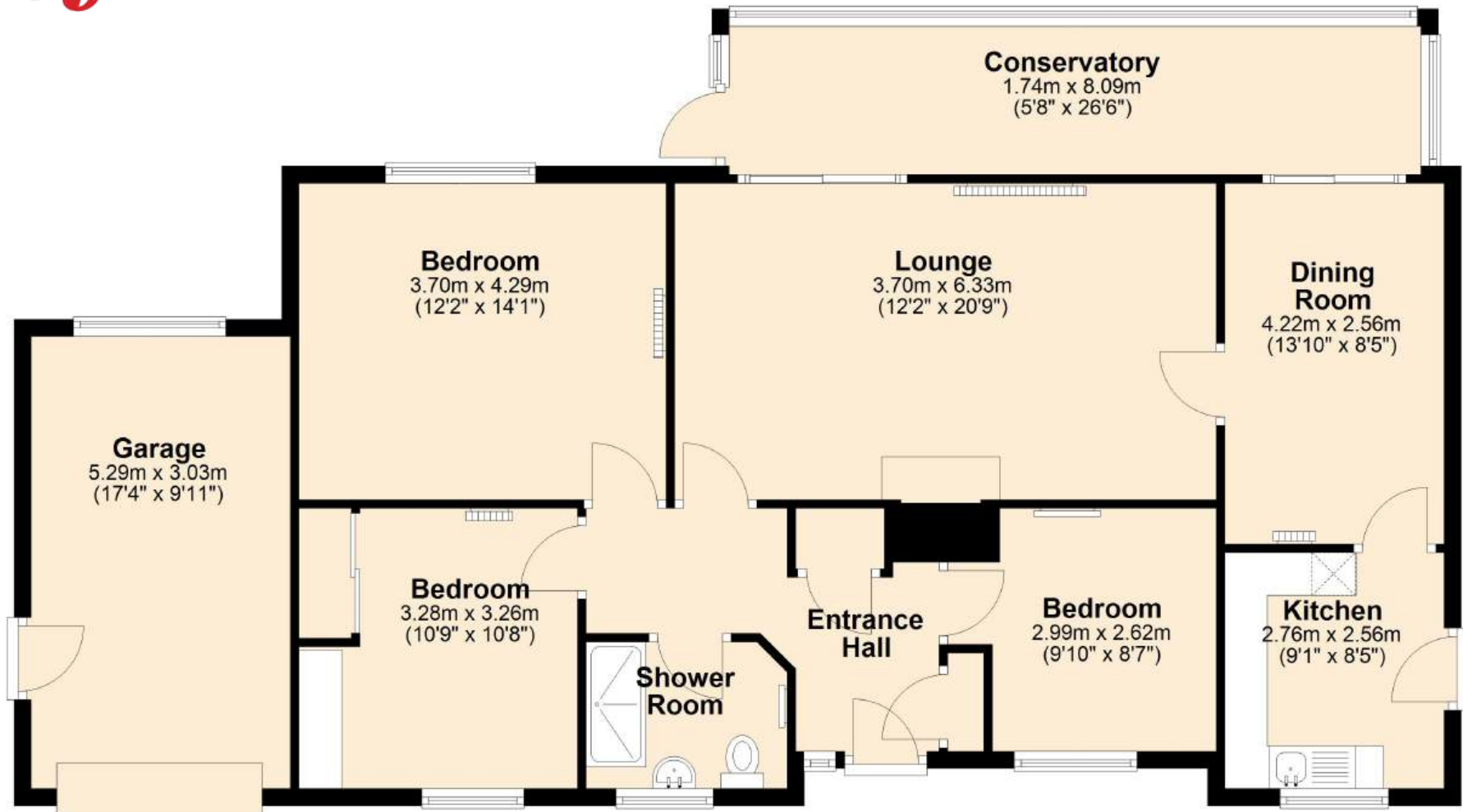
If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

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Ground Floor

Approx. 124.2 sq. metres (1336.5 sq. feet)



Total area: approx. 124.2 sq. metres (1336.5 sq. feet)

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RURAL TRANQUILITY IN THE HEART OF DEVON

Ideford is a quintessential Devon village nestled in the rolling countryside between Newton Abbot and the coastal town of Teignmouth. This charming rural community offers residents a peaceful way of life while maintaining excellent connections to nearby amenities.

The village retains its traditional character with historic stone cottages, a parish church, and a strong community spirit. Surrounded by verdant farmland and woodland, Ideford provides idyllic countryside living with beautiful walking routes and breathtaking views across the Teign Valley.

Despite its tranquil setting, the village benefits from proximity to Newton Abbot (approximately 4 miles) for comprehensive shopping, dining and transport links, while the beautiful South Devon coastline is just a short drive away. The A380, providing connections to Exeter and Torquay, is easily accessible, making Ideford an ideal location for those seeking rural charm without sacrificing convenience.

Ideford







To view this property please scan the QR code above or contact us using the following details:

Email - hello@sawdyeandharris.co.uk Telephone - 01626 852666

