

# COLLEYBROOK FARM

IDEFORD, DEVON







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IDEFORD • DEVON

Welcome to Colleybrook Farm, a beautifully presented three bedroom period home nestled in the heart of the sought-after village of Ideford. Surrounded by rolling Devon countryside, this charming property blends traditional elegance with rural tranquility. From its handsome facade and mature gardens to its warm, character-filled interior, Colleybrook Farm offers a rare opportunity to enjoy peaceful village life within easy reach of the coast, countryside and major transport links.



**SAWDYE & HARRIS**  
**THE TEIGN VALLEY OFFICE**

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# KEY FEATURES

- **Renovated period farmhouse** in a peaceful village setting
- **Spacious kitchen-diner** and large living room with wood burner
- **Three generous bedrooms** with flexible living options
- **South-facing garden** with lawn, patio, and mature planting
- **Graveled shared access** through a gated entrance with private parking for 2-3 cars
- **Prime location** close to Exeter, Newton Abbot, and the coast





# Welcome



Step inside Colleybrook Farm and discover a stunning and characterful home that blends rustic charm with everyday comfort. Exposed beams, thick walls, heated floor and beautiful finishes create an inviting atmosphere from the moment you enter. At its heart lies the fabulous kitchen-diner, a beautifully designed space with classic farmhouse touches, perfect for family meals, entertaining or simply enjoying the ambience. With its effortless flow and timeless appeal, this is a home made for relaxed country living.





The lounge is a cosy yet classic, full of character and charm. Exposed beams, a feature fireplace, and a wood-burning stove create a welcoming retreat, perfect for quiet evenings, relaxed weekends, or hosting guests. Light fills the room during the day, while in the evenings it transforms into a snug, comfortable haven that's ideal year-round.

At one end of the lounge, there is space for dining offering the perfect setting for family meals or entertaining guests. Framed by character features and natural light, it's a space that feels both relaxed and refined. Venture in to find the hidden space concealed behind the bookcase.







The main bedroom is a calm and spacious retreat, filled with natural light and enjoying lovely views over the surrounding countryside. Tastefully decorated and well-proportioned, it offers plenty of room for wardrobes and furniture, making it a true haven at the end of the day.

The two additional bedrooms are all generously sized, each with their own unique charm. They have a superb outlook to the front and across to the countryside beyond.



Whether used as guest rooms, children's bedrooms, or home office space, each offers excellent flexibility to suit modern family life, all beautifully finished and ready to move into.





The family bathroom is stylish and well-appointed, combining classic design with modern comfort. With its large walk-in cubicle with waterfall shower overhead, the space is well finished and offers a relaxing space to unwind — whilst offering practical storage solution for every families needs.



# Outside

Outside, the south-facing garden is a true highlight. Sitings to the side of the house beautifully landscaped with mature planting and offering a lawned area and sun-soaked patio terrace, the space offers both privacy and space to relax or entertain.

Whether it's morning coffee on the patio or summer evenings watching the stream with friends, the garden is a natural extension of this fabulous home. A stone outbuilding adds even more to the offering and is plumbed for a utility space but also offers great storage space.







# Floorplan



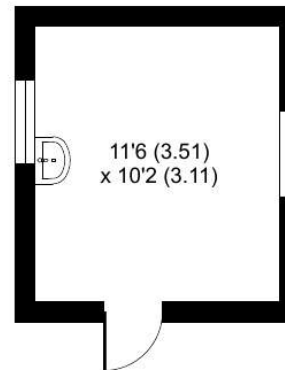
## Ideford, Chudleigh, Newton Abbot, TQ13

Approximate Area = 1074 sq ft / 99.7 sq m

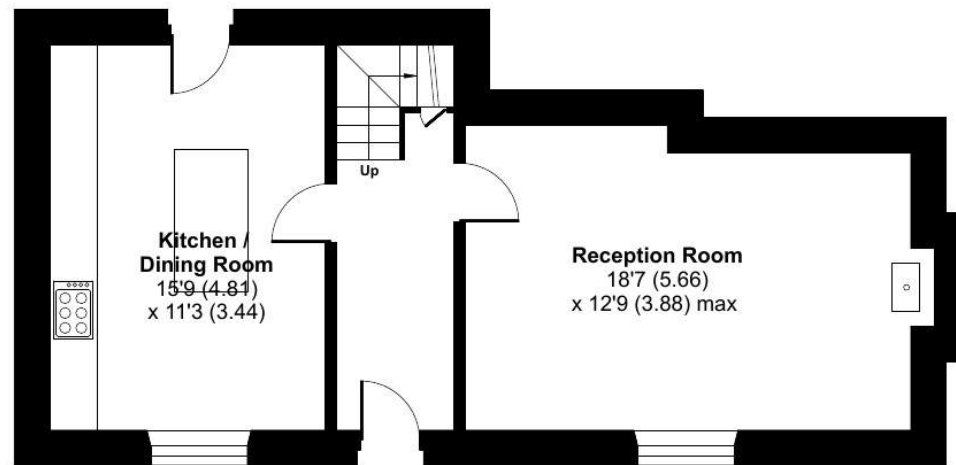
Outbuilding = 117 sq ft / 10.8 sq m

Total = 1191 sq ft / 110.5 sq m

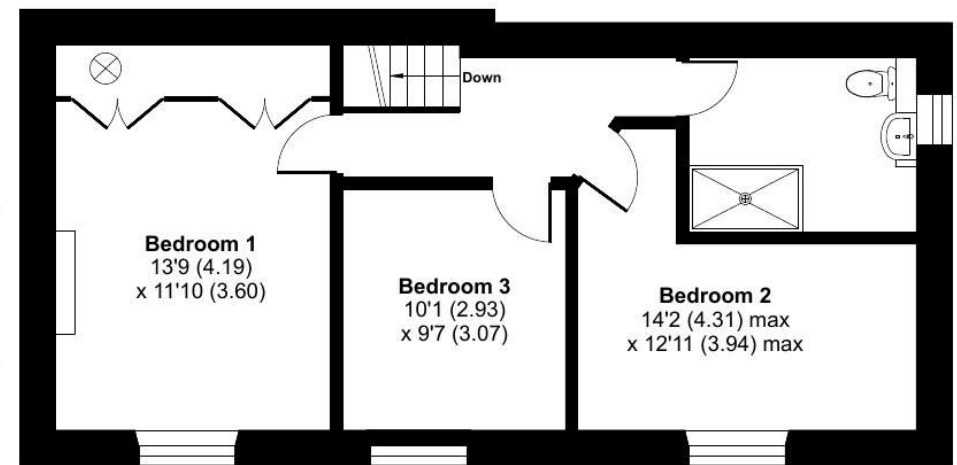
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



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



# Key Facts for Buyers

## TENURE

Freehold. Electric gates give access to the gravelled parking and turning area. Please note the adjoining properties have a right of way across the driveway.

## COUNCIL TAX - Band C

## EPC - E

## SERVICES

The property has mains water, drainage and electric. Energy efficient electric radiators provide heating to the property.

## BROADBAND

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](#)

## VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Teign Valley Office - 01626 852666

Email - [hello@sawdyeandharris.co.uk](mailto: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.



DETAILS PREPARED MAY 2025

# Ideford

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.



