



## Ideford, Chudleigh

3x 1x

ENERGY RATING  
E49

- Beautiful Semi-Detached House
- 3 Bedrooms
- Sitting Room with Log Burner
- Generous Kitchen/Diner
- Level Enclosed Gardens
- Barn for Conversion by Separate Negotiation
- Gated Off Road Parking
- Outbuilding with Plumbing
- Sought-After Village
- Period Features

**Guide Price:**  
**OIEO £500,000**  
FREEHOLD

**Colleybrook Farm, Fore Street, Ideford, Chudleigh, Devon, TQ13 0BG**



**1000s of homes sold in Teignbridge**

78 Queen Street, Newton  
Abbot, Devon, TQ12 2ER

## Colleybrook Farm, Fore Street, Ideford, Chudleigh, Devon, TQ13 0BG

Colleybrook Farm is a stunning former farmhouse which has been the subject of extensive renovation and improvement over recent years, with a pictorial history of works to now provide a wonderful home effortlessly blending individual character features with up to the minute benefits for modern living.

With a lovely level and privately enclosed garden and secure off-road parking for 2/3 cars which is accessed through remote electric gates the semi-detached property can only be fully appreciated by an internal inspection.

The property is situated in the small, picturesque and highly sought after working village of Ideford being just a short stroll from the local village inn. The A380 South Devon Highway is within a couple of miles and provides dual carriageway access to both Exeter and the M5 and Torbay, whilst the market town of Newton Abbot is also within easy reach and offers an excellent range of shops, businesses, schools and mainline railway station.

### The Accommodation:

Stepping inside, the immaculate interior includes a central hallway with turning staircase to the first floor. Off to one side is a large kitchen/diner superbly presented with a comprehensive selection of high-end cabinets and plenty of solid surface worktops. There is a fashionable central island with room for stalls around the edge, a wooden-effect tiled floor, double Belfast sink, space for a range cooker with hood over and an integrated dishwasher. Enjoying plenty of natural light through a window to the front there is also a glazed door to the rear leading out to a part-covered courtyard, beyond which is useful outbuilding with plumbing for a washing machine and providing plenty of storage. On the other side of the hall is the sitting room which overlooks the front and has a lovely period feel with a woodburning stove recessed into a chimney breast with brick arch. Along one wall are bespoke cabinets and display shelving.

Moving up to the first floor, the landing provides access to three well-proportioned bedrooms, the principal enjoying a lovely countryside outlook. Completing the picture is a first-class shower room with WC and basin.

### Outside:

At one side of the house is a delightful level and south facing garden with paved terrace ideal for summer dining leading onto a well-kept lawn which is all privately enclosed.

### Parking:

Electric gated entrance to gravelled parking area for 2/3 cars.

### Directions:

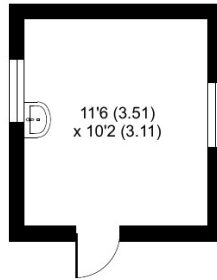
From Newton Abbot Penn Inn roundabout take the A380 towards Exeter. Leave the road at the 3rd exit at the Ideford dip. At the T junction turn right and follow road under the 2 bridges and at the T junction turn left towards Ideford. After passing the pub on the left the property can be found around 500 metres along on the right.



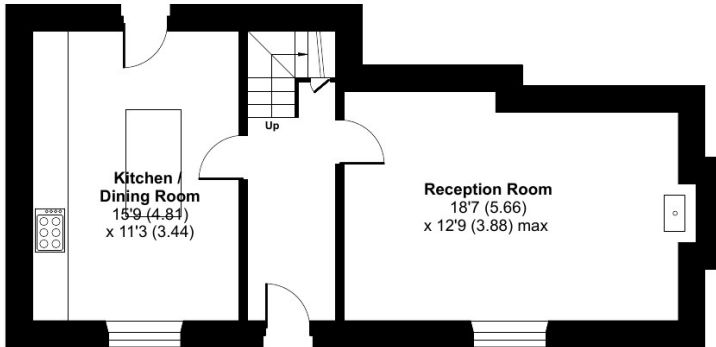
Ideford, Chudleigh, Newton Abbot, TQ13

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

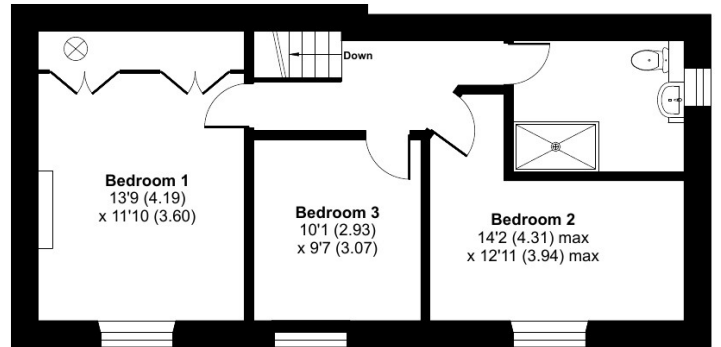
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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

**Agents Notes:**

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

A neighbour has a right of access across the driveway to reach their property.

BY SEPARATE NEGOTIATION is a barn for conversion with planning for a dwelling with annexe. £220,000. Teignbridge planning reference: 25/01269/FUL

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is non-contractual. Although every effort is made to ensure accuracy, we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.