Burghley, Colebrooke, EX17 5JS

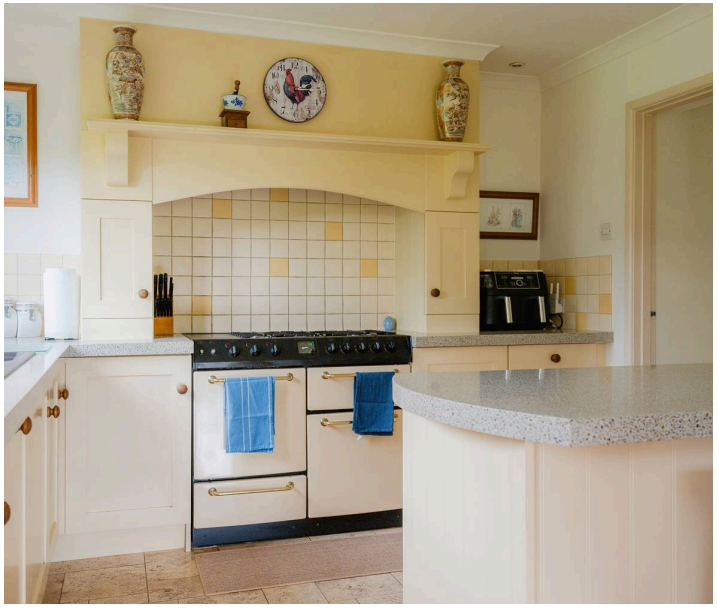
Guide Price **£670,000**

Burghley

Colebrooke, Crediton, EX17 5JS

- Modern detached country residence
- Nearly 2000 sqft in a third acre plot
- 4 double bedrooms with 3 ensuites
- Stunning views over adjoining fields
- South facing gardens
- Village edge location
- Beautifully presented
- Ample parking
- No onward chain
- EPC: F

Here in Mid-Devon there are plenty of small villages and hamlets to choose from but over time, some become more favoured than others. Maybe it's the peace and quiet, or the commuting time to Crediton or Exeter, maybe it's the community or the views on offer. It's often not possible to put your finger on exactly why! Colebrooke is a small traditional Devon village which is a popular place to settle. Only about 15 minutes to Crediton, or to pick up the A30 at Cheriton Bishop, it's well positioned whilst being in the heart of the countryside. Often linking with nearby Coleford and Penstone for community events, there's plenty going on. Coleford and Copplestone offer a pub and shop respectively and there's a regular train service to Crediton and Exeter from Yeoford less than 2 miles away.



Burghley is a beautifully presented country property, both inside and out. Occupying a third acre plot with views over the gardens and adjoining farmland, it's a wonderful retreat. The property is deceptive from the front, it's easy to picture a modest bungalow but it's true size and style is seen from the rear with plenty of glass and a hint to the space on offer internally. It can be used as a bungalow or house with the bedrooms being split over the ground and first floor which really adds to the flexibility of how this property is used. We love the décor and presentation and are sure this will be appreciated by a new owner. The kitchen/dining room opens into a stunning garden room with views over the garden and fields and plenty of glass (opening) onto the outdoor seating areas. The light living room also enjoys the views and with built in storage and a wood-burner, it's a cosy get away once the weather changes. As one would expect of a property like this, there's a useful utility room, a walk in larder and a ground floor WC too.

Two of the bedrooms can be found on the ground floor, away from the main living areas. Bedroom 2 has doors out to the garden and both this one and bedroom 3 have stylish, modern ensuite shower rooms. On the first floor, over half the space is taken up by the master suite. A large double bedroom with those incredible views and then an ensuite bathroom with separate bath and shower and a large walk in dressing room. There's a useful study area on the first floor landing and then bedroom 4 completes the inside accommodation.

Outside, the gated driveway comes in from the country lane and provides ample parking for numerous cars/trailers etc. There's a double car port for day to day parking too plus a detached double garage with electric door to give more secure parking/storage. The entire plot is approx third of an acre so there's plenty to room to enjoy. Behind the car port are some outbuildings including stores and a log shed and then the main garden runs to the south of the house (rear) and borders onto the fields. There's also a very private seating area on the south side for an outside dining option.

The property is being offered for sale with no onward chain.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon

Approx Age: 1980's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains Drainage

Heating: Oil fired central heating

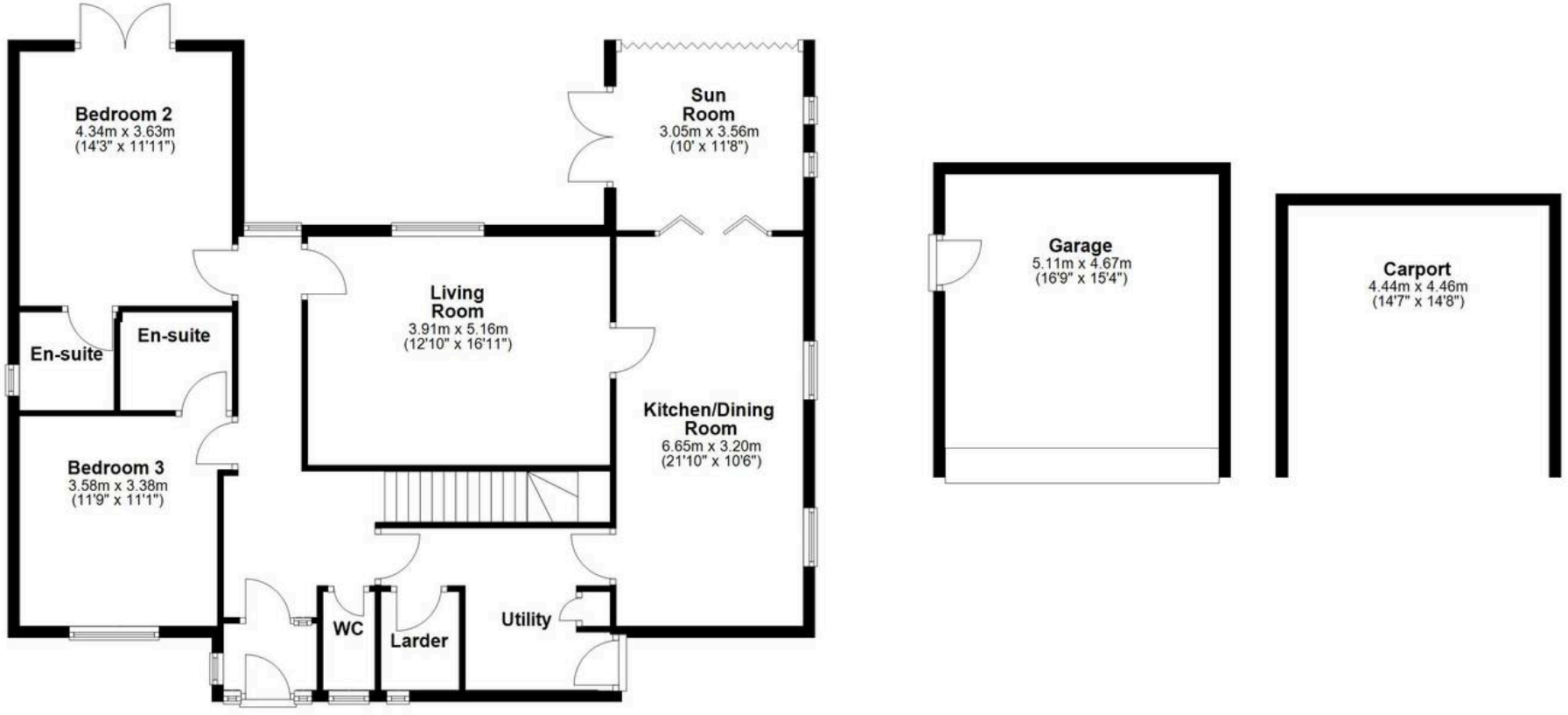
Listed: No

Conservation Area: No

Tenure: Freehold

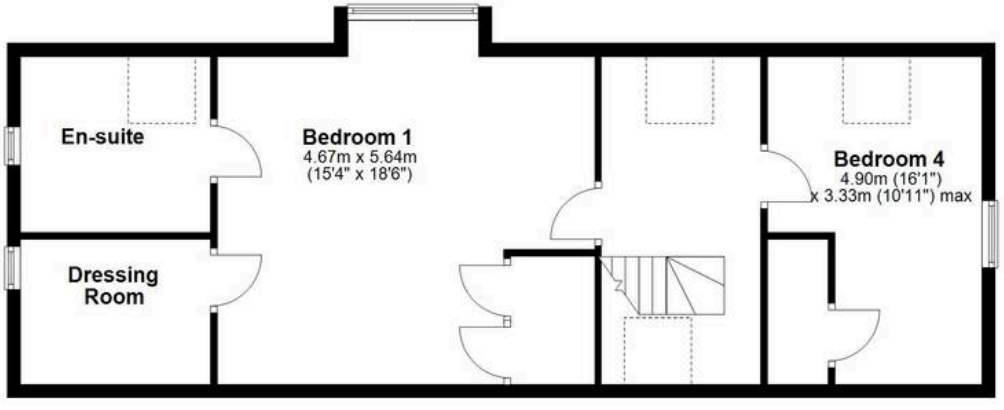
Ground Floor

Approx. 163.2 sq. metres (1756.5 sq. feet)



First Floor

Approx. 71.5 sq. metres (770.0 sq. feet)



Total area: approx. 234.7 sq. metres (2526.4 sq. feet)

COLEBROOKE is a compact, pastoral village in the heart of a low-lying part of Devon; characterised by a gentler landscape, patches of dense broadleaf woodland and from time to time flourishing orchards. Its church is a key focal point, and famous for its connection to Henry Kingsley's novel 'The Recollections of Geoffrey Hamlyn'. Furthermore, it is the speculated home of the mythological 'Uncle Tom Cobley', a treasured character from the Devonian folk song 'Widecombe Fair'. It is said he was an "amorous bachelor" with fiery red hair. For a delicious, freshly prepared meal The New Inn in Coleford is only half a mile away. The village of Yeoford is 2 miles southward. This has another great local pub, The Mare and Foal – with a pleasant stream-side beer garden. In addition, there is a railway station and primary school. For a greater range of facilities, the market town of Crediton is a 10-minute drive away.

DIRECTIONS : For sat-nav use EX17 5JS and the What3Words address is ///sprinting.foresight.scatter

but if you want the traditional directions, please read on.

If in Crediton High Street, proceed towards Copplestone and take a left at Barnstaple Cross as signed to Coleford. When you reach the crossroads in Coleford, turn left to Colebrooke. When arriving in Colebrooke, take the left turn just before the church as signed to Yeoford and then next left signed to Penstone. The house will be found along this road on the right.

Helmores

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