



Ford Farm Barn, Ford Hill, Coleford, EX17 5DG

Guide Price £975,000

Ford Farm Barn, Ford Hill

Coleford

- Brand New contemporary home
- 4 or 5 bedrooms with master ensuite
- Possible annexe to one end
- Set in just under 4 acres
- Large living spaces with numerous bi-folds to garden
- Solar panels and air source heat pump
- Rural outlooks
- Ample parking (10+), double car port with EV charging
- 5 minutes to A377 but away from main roads
- No chain

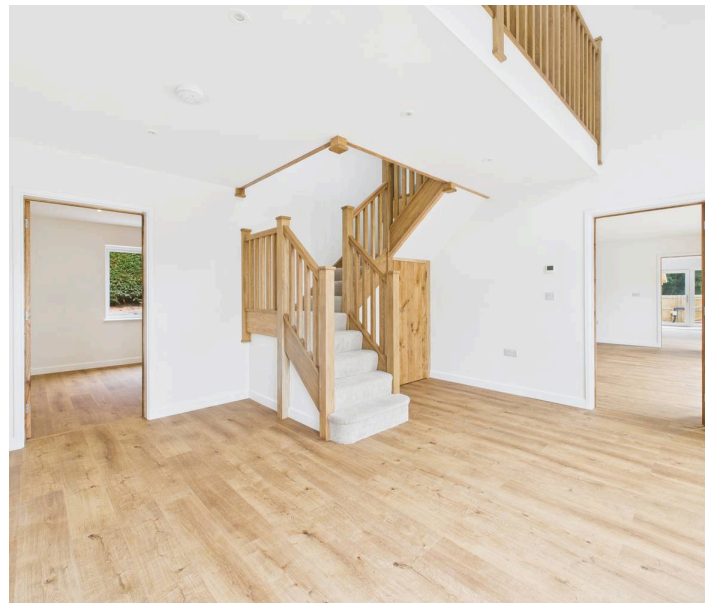
Nestled in the rolling, unspoilt countryside of Mid Devon, Ford Farm Barn offers the perfect blend of rural tranquillity and modern luxury. Situated near the charming villages of Coleford and Colebrooke, the property enjoys a peaceful, private setting while remaining within easy reach of Crediton and the Cathedral City of Exeter. Coleford itself is a quintessential Devon village, steeped in history and community spirit, offering the kind of welcoming atmosphere that makes country living so appealing. Beyond the village, the surrounding landscape is a haven for walkers, riders, and nature lovers, with Dartmoor National Park just a short drive away and an abundance of footpaths and bridleways to explore.





Ford Farm Barn is a striking, newly built barn-style residence, built to exacting standards and designed to combine contemporary luxury with traditional architectural character. Spread over nearly 3,305 sq ft, the home offers flexible accommodation that will suit modern family life or multi-generational living with annexe potential in the "Linhay" section to one end. Light-filled and generously proportioned, it has been thoughtfully arranged to create a sense of space and flow, perfect for both everyday living and entertaining. Many modern homes with open plan living spaces lack additional spaces to escape and relax but here, that's covered with very flexible, additional reception rooms.

On the ground floor, the double height entrance hall instantly draws a breath, flooded with light, it's a welcome that wills you to explore more. At the heart of the home is the superb kitchen/dining room, fitted with stylish cabinetry, quartz tops and integrated appliances, a space to use year-round for family meals and entertaining, we love the bi-folding doors that open onto the garden terrace. The living room, also with multiple bi-folding doors, has a feature wood burner, and a double aspect which creates a great space for relaxing or gathering with family and friends. As previously mentioned, there's an additional snug/TV room or study to the rear. As one may expect, there's a separate utility room, shower room with WC and a plant room on the ground floor. At one end, the "Linhay" gives a separate access in, plus another ground floor room with a second staircase to a large landing and bedroom. This end could easily become a self-contained annexe.



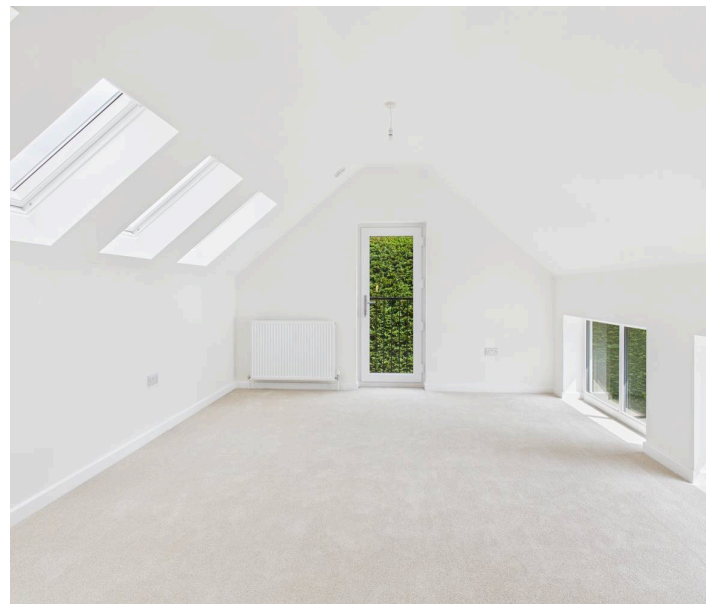
Upstairs, the feeling of light continues on the galleried landing and leads to the master suite which is a true retreat. With floor-to-ceiling windows framing the far-reaching countryside views (and over your own land), it has a large and well-appointed en-suite. The two additional bedrooms are served by a luxury family bathroom, and a large airing cupboard adds flexible storage.

Outside, the property sits within approximately 3.86 acres, approached via an electric gated entrance and a gravelled driveway leading to a timber-framed carport with an EV charging point. Gardens run to the front and rear of the house, with a full-length terrace perfect for entertaining or enjoying Devon's sunsets. A stream borders the bottom of the garden, while a second access point provides further parking and access to the surrounding land, including space for trailers, caravans, horse boxes etc with a gate through to the field. The outside spaces, although only recently created, give a beautiful balance of level garden and more natural spaces. It is worth noting that there was a pre-app approval for a menage and stable block.

Ford Farm Barn is more than a home; it is a lifestyle. Offering space, privacy, and an exceptional level of finish, it combines the best of rural living with modern convenience, making it an ideal choice for families, professionals, or anyone seeking a peaceful yet accessible Devon retreat.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.





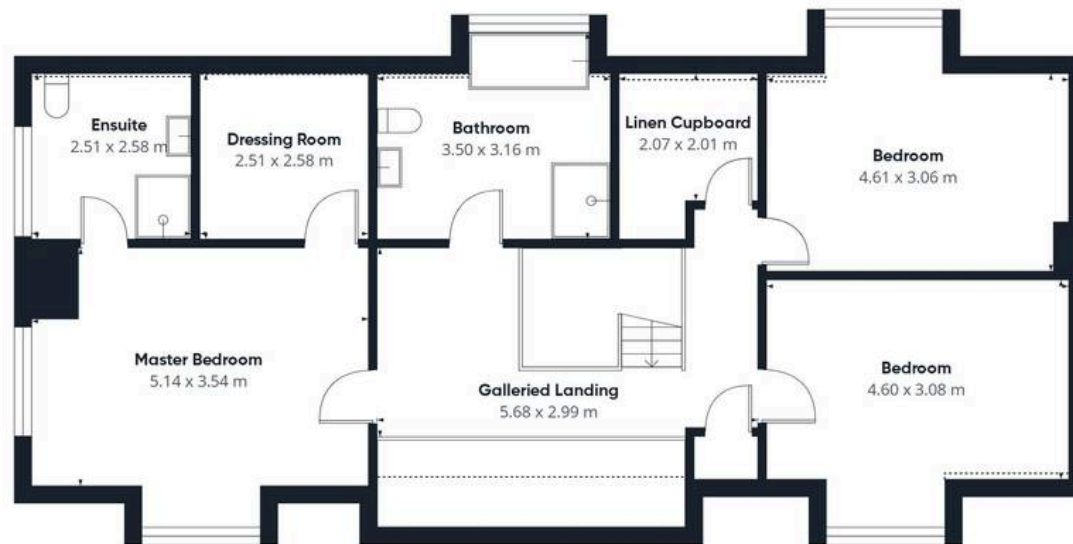
Floor 0

Approximate total area⁽¹⁾

286.4 m²

Reduced headroom

3.4 m²



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Please see the floorplan for room sizes.

Current Council Tax: Band TBC – Mid Devon

Approx Age: Built 2025

Construction Notes: Timber framed

Utilities: Mains electric, water, phone & broadband, solar PV

Drainage: Treatment plant

Heating: Air source heat pump with underfloor heating to ground floor and radiators to first and wood-burner

Listed: No

Conservation Area: No

Tenure: Freehold

COLEFORD is a designated conservation area, with a host of irreplaceable listed cottages and buildings. Part of the parish of Colebrooke, Coleford is also home to 'The New Inn', a traditional thatched pub with rooms. The nearest market town is Crediton – 4 miles to the west.

DIRECTIONS : For sat-nav use EX17 5DG and the What3Words address is [///handy.mavericks.good](https://www.what3words.com/handy-mavericks-good) but for the traditional directions, please read on.

From Crediton, take the A377 to Coplestone and after the traffic lights, bear left up onto the A3072 towards Bow. After approx. 100m, take the second left turn into the country lane and continue until reaching a crossroads (approx. 1 mile). Go straight over, take the first right, continue down Ford Hill and you'll pass the main gated entrance on your right but go around the corner and into the second entrance driveway.





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.