



Burnells Coombe



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Crediton, Devon, EX17 3QQ

Crediton 4 miles, Cheriton Bishop 3.4 miles, Exeter 11.2 miles

A well-presented four/five-bedroom family home enjoying a delightful rural setting, with a range of outbuildings and grounds extending to approximately 1.25 acres.

- Well presented family home
- Far reaching rural views
- Beautiful gardens
- A range of useful outbuildings
- Council Tax: D
- 4-5 bedrooms
- Versatile accommodation
- Land amounting to 1.25 acres
- Freehold
- EPC: E

## Guide Price £700,000

### SITUATION

Situated in a rural yet accessible position, this well presented and versatile family home lies approximately 4 miles from both Crediton and the A30 at Cheriton Bishop, providing excellent connectivity whilst enjoying a peaceful countryside setting. The market town of Crediton has a comprehensive range of local amenities, including supermarkets, independent shops, post office, sports facilities, train station and schools. The City of Exeter (11.2 miles) also provides a wide variety of facilities and amenities together with two railway stations to Waterloo and Paddington along with Exeter international airport to the east. A few miles to the south is the Dartmoor National Park which has many thousands of beautiful, unspoilt acres in which to enjoy a number of country pursuits.

### DESCRIPTION

Set within approximately 1.25 acres, the property comprises a well maintained family home, with gardens, parking, a double garage, stables, a small yard and paddock, creating an ideal opportunity for those seeking a lifestyle property with smallholding potential. The principal accommodation comprises a substantial and extended brick built bungalow offering versatile living space, including five bedrooms and well-proportioned reception areas. The property enjoys attractive views, established gardens, ample parking and an excellent range of outbuildings suited to a variety of uses.

To one side of the family home is a larger gated yard with substantial secure barns, animal pens and enclosures, an additional paddock and further open-fronted barns.

Planning permission exists for a business use to operate from the lower yard area, offering excellent flexibility for purchasers with commercial or home business requirements, whilst remaining entirely optional for those seeking purely residential use.



## ACCOMMODATION

The bungalow offers spacious and light-filled accommodation, enjoying a westerly aspect with delightful views and the benefit of afternoon and evening sun across the rear of the property. An inviting entrance hall thoughtfully separates the bedroom accommodation from the principal living spaces. The generous principal bedroom enjoys direct access to the patio via double doors and is complemented by a well-appointed en suite shower room. Four further bedrooms are all of good proportions and are served by a family bathroom.

At the heart of the home is an impressive living/dining room, a superb space for both entertaining and everyday living, enhanced by far-reaching views and a wood-burning stove creating a warm and welcoming atmosphere. The contemporary kitchen is well designed, with a central high table and chairs, providing flexible space for informal dining and family gatherings. Further practical benefits include a utility room and an entrance porch ideally suited for the storage of coats, boots and outdoor equipment.

## GARDENS AND LAND

The property is approached via electric gates leading to an extensive driveway and generous parking area. The front gardens enjoy a high degree of privacy and are principally laid to lawn, interspersed with seating areas and a productive kitchen garden. A pathway leads through to the rear gardens where a raised terrace provides an excellent vantage point from which to enjoy the westerly outlook and evening sunsets. Beyond, the lawned garden gently slopes away, creating an attractive and natural setting.

In addition, the property benefits from two small paddocks, well suited to the keeping of a small number of animals, together with a range of pens and enclosures offering flexibility for a variety of uses. In all the property amounts to 1.25 acres.

## OUTBUILDINGS AND YARD

A further gateway from the main driveway provides access to the yard area, which is well separated from the principal gardens and offers additional parking and useful storage space. A substantial steel-framed barn, extending to approximately 9m x 6m and benefiting from agricultural use, is fitted with twin double doors and provides an excellent workshop, machinery store or general-purpose outbuilding. In addition, there are a number of further agricultural buildings including the former cow shed (approximately 5.4m x 5.8m) and a traditional lambing shed, together offering considerable versatility for livestock, storage or hobby farming purposes. For those seeking additional grazing land, the existing yard area could readily be adapted to create further paddock space, subject to individual requirements.

## SERVICES

Council Tax: D (Mid Devon 2023/24 £2236.31)

Mains water, electric, telephone

Broadband (Satellite or 4G gives +20Mbps)

Private drainage (treatment plant)

Oil fired central heating

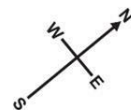
## DIRECTIONS

From Crediton High Street, take the road from The Green towards Yeoford. After approximately 2 miles, turn left at Gunstone Cross as signed to Posbury/Tedburn. Follow this lane for approx. 1 mile, going over the river and railway bridge and bear left at the next junction as signed to Posbury/Tedburn. At the T junction, turn left and after approx. 1 mile, Burnells Coombe will be on your right just before reaching Blackdown Cross.

What3words - [foremost.river.sweetened](https://www.what3words.com/foremost.river.sweetened)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1857 sq ft / 172.5 sq m  
 Garage = 336 sq ft / 31.2 sq m  
 Outbuildings = 1431 sq ft / 132.9 sq m  
 Total = 3624 sq ft / 336.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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