



Long Parks







# Long Parks

Coldridge, Crediton, Devon, EX17 6BA

Lapford (3.6 miles), Crediton (10.4 miles), Exeter City Centre (18.1 miles)

A delightful three-bedroom country home set within approximately 4.65 acres of beautifully maintained gardens, orchard, and woodland.

- Charming three-bedroom home
- Well presented throughout
- Spacious open-plan kitchen/dining room
- Shepherds hut available under separate negotiation
- Freehold
- Beautifully renovated
- Set within approximately 4.65 acres
- Bright triple-aspect sitting room
- Timber-framed workshop and outbuildings
- Council Tax Band: E

Offers In Excess Of £650,000

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## SITUATION

Coldridge is a charming and unspoilt village surrounded by the tranquil rolling countryside of Mid Devon. Ideally positioned between Exmoor National Park and Dartmoor National Park, the area offers a perfect balance of rural seclusion and accessibility. Just a short drive away lies the thriving village of Winkleigh (approximately 5.4 miles), known for its strong community spirit and excellent range of amenities including traditional pubs, a post office, local shops, veterinary and medical services, a community centre, sports facilities, and a well-regarded primary school. The historic market town of Crediton (around 10 miles) provides a wider selection of everyday facilities, independent retailers, and supermarkets.

For those wishing to travel further afield, convenient rail links are available on the scenic Tarka Line, with stations at Eggesford (2 miles) and Morchard Road (3 miles), offering direct connections between Barnstaple and Exeter.

By road, the nearby A377 provides straightforward access to the cathedral and university city of Exeter, where you'll find a comprehensive range of shopping, dining, cultural and educational opportunities, as well as access to the M5 motorway, mainline rail services to London Paddington and Waterloo, and an international airport.

## DESCRIPTION

A well-presented and thoughtfully renovated three-bedroom family home with ample private parking, set in a rural yet accessible position on the edge of the sought-after village of Coldridge.

The gardens lie to the south of the house and have been carefully maintained. Paths lead through to a central garden area with an agricultural building/workshop, along with a greenhouse, raised beds and a potting shed. There is also an orchard, and further paths continue through attractive areas of established woodland, with a wide variety of mature trees including oak and alder.

## ACCOMMODATION

A path from the private parking area leads to a triple-aspect conservatory, creating a bright and practical entrance to the house. Off this is a well-placed utility room with a range of wall and base units. The open-plan kitchen/dining room forms the centre of the house and has been updated in a straightforward, modern style, with wood-effect flooring, fitted units, integrated appliances and a central island. The dining area has a woodburning stove and French doors opening onto south-facing decking. From here, a door leads to a snug or third bedroom, while a central corridor provides access to a ground floor shower room and a triple-aspect sitting room. This is a good-sized room with a large window looking out over neighbouring fields, along with French doors to the front garden.

Stairs rise from the hallway to a first floor landing with a storage cupboard, two double bedrooms and a family bathroom.





### GARDENS & WOODLAND

A large south facing decked sun terrace adjoins the house, with pathways leading into the gardens immediately surrounding it. Here there is a level lawn bordered by well-stocked beds, with a variety of established shrubs and specimen planting providing colour and interest throughout the seasons. A pathway continues through to a central garden area, where there is an extensive fruiting orchard along with a productive raised beds, a greenhouse and potting shed. Beyond this, further pathways lead into areas of idyllic woodland, laid out as a series of 'avenues' and planted with a wide range of mature trees, including oak and alder. In all, the property extends to approximately 4.65 acres.

### OUTBUILDINGS & WORKSHOP

The central garden area features a newly built timber framed agricultural building with covered lean-to and connected block-built workshop. The workshop has mains power, water and well water. To the side of the outbuilding is a separate gated accessway back onto the lane.

### AGENTS NOTE

It should be noted that the Shepherds Hut with mains water and electricity is available under separate negotiation. Please speak to agent for further information.

### SERVICES

Mains water, electricity and drainage.

Additional well water supply available

The property benefits from recently connected broadband Fibre-To-The-Property

Central heating supplied by air source heat pump

Solar panels with feed-in tariff

EE, Three, Vodafone and O2 network available (Ofcom)

Standard and Superfast broadband available (Ofcom)

### DIRECTIONS

From Crediton proceed to Morchard Road and turn left onto the B3220 towards Winkleigh.

After approximately 3 miles, turn right signposted Coldridge. Follow the lane for approximately 0.8 miles and the entrance to Long Parks will be found on the right.

What3words - fanfare.mystified.upward

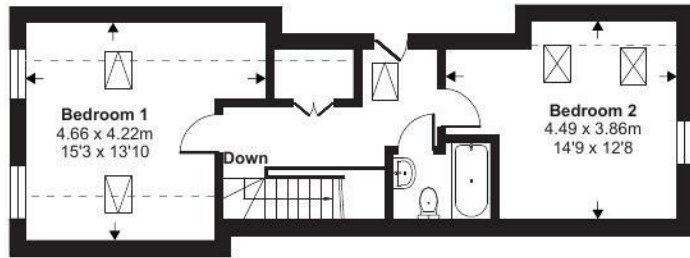
Approximate Area = 1533 sq ft / 142.4 sq m (excludes carport)

Limited Use Area(s) = 90 sq ft / 8.3 sq m

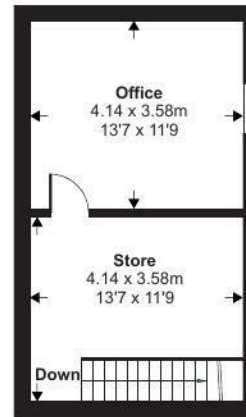
Outbuilding = 1518 sq ft / 141 sq m

Total = 3141 sq ft / 291.7 sq m

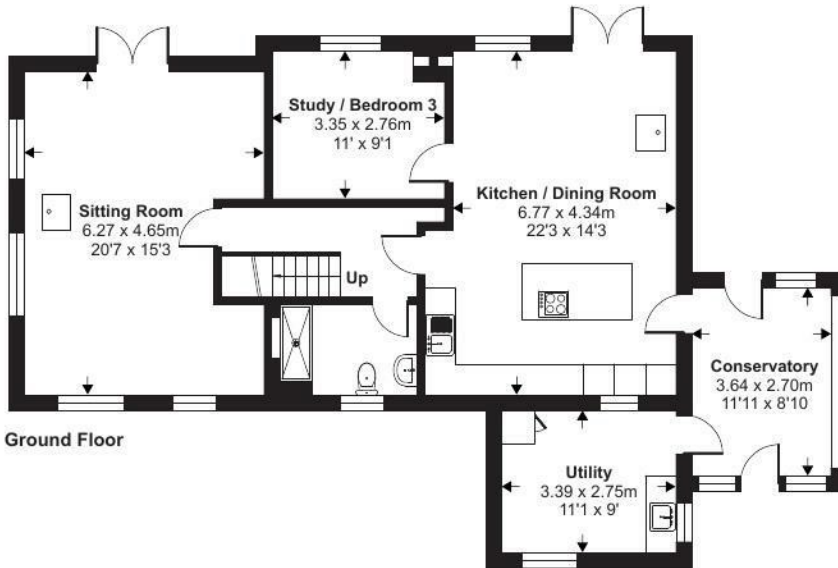
For identification only - Not to scale



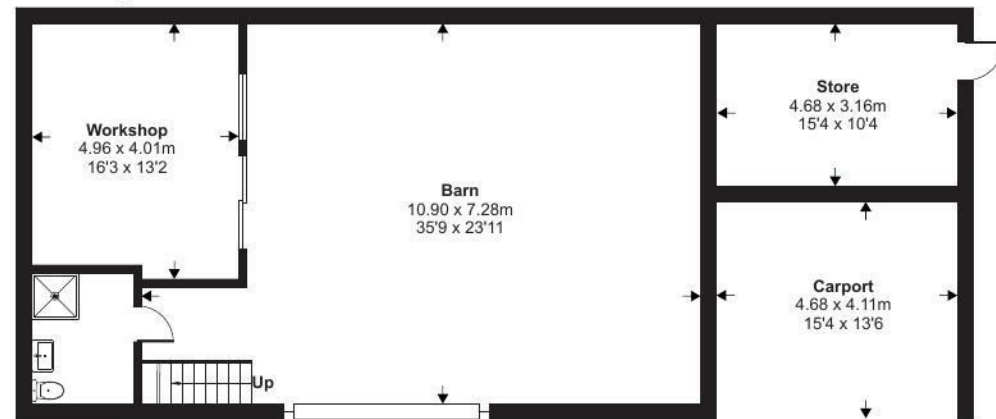
First Floor



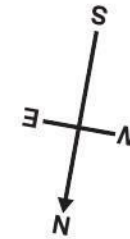
Outbuilding First Floor



Ground Floor



Outbuilding Ground Floor / Outbuilding 1 / Carport



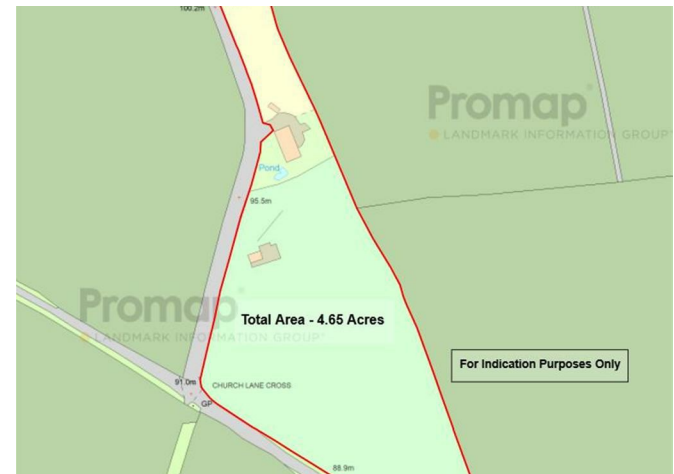
Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1429183



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>91</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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