



Burnells Coombe, Posbury, Nr Crediton, EX17 3QQ

Guide Price £675,000

Burnells Coombe

Posbury, Nr Crediton

- Detached five-bedroom bungalow
- Approximately 1.25 acres of gardens & grounds
- Accessible rural location near Crediton
- Far-reaching countryside views
- Spacious open-plan living
- Agricultural barn with future potential (STP)
- Double garage, stables & extensive outbuildings
- Home office with business consent
- Ideal for equestrian, smallholding or home working
- Electric gated entrance with ample parking

It's becoming increasingly difficult to find a home that offers genuine space, flexibility and the freedom to enjoy country living without sacrificing convenience. Set in approximately 1.25 acres between Crediton and Cheriton Bishop, this substantial detached bungalow does exactly that.

Surrounded by beautiful Mid Devon countryside, yet only around four miles from both Crediton and the A30, it enjoys the peace of a rural setting whilst remaining remarkably accessible for commuting, schools and everyday amenities.

The bungalow extends to provide generous family accommodation with a layout that's equally suited to growing families, multi-generational living or those simply wanting room to spread out. Large windows make the most of the far-reaching westerly views, filling the principal living spaces with natural light and allowing the afternoon and evening sun to pour in.





At the heart of the home is the spacious living and dining room, where a wood-burning stove creates a cosy focal point for winter evenings while the surrounding countryside provides a wonderful backdrop throughout the year. The modern kitchen is designed with family life in mind, offering plenty of workspace alongside room for informal dining around a central table. A generous utility room keeps the practical side of daily life tucked neatly away.

The principal bedroom enjoys its own ensuite shower room and opens directly onto the rear patio, creating a peaceful retreat overlooking the gardens. Four further bedrooms are served by the family bathroom, giving the property the flexibility to accommodate larger families, visiting guests or those needing dedicated home office space.

Outside, the property really comes into its own.

Electric gates open onto a generous driveway with extensive parking, whilst the gardens provide attractive lawns, seating areas and productive growing space. To the rear, a raised terrace is perfectly positioned to enjoy the far-reaching countryside views and spectacular evening sunsets.

Beyond the gardens lies an outstanding collection of outbuildings that gives this property enormous versatility. There is a detached double garage, stable block, insulated office with consent for business use, substantial agricultural barn, additional barns and a range of useful stores, providing space for everything from workshops and vehicle storage to livestock, hobbies or home-based businesses.

The land currently combines gardens, paddocks and a practical yard area, making it ideal for a smallholding or equestrian use. Equally, for buyers wanting additional grazing, the existing yard could easily be adapted to create larger paddock spaces,



allowing the property to evolve around individual needs. Properties capable of adapting to so many different lifestyles are increasingly rare. Whether you're searching for a spacious family home with room to grow, somewhere to keep animals, a place to work from home or simply a rural property with exceptional outbuildings, this is an opportunity that's difficult to replicate.

Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Virtual Staging:

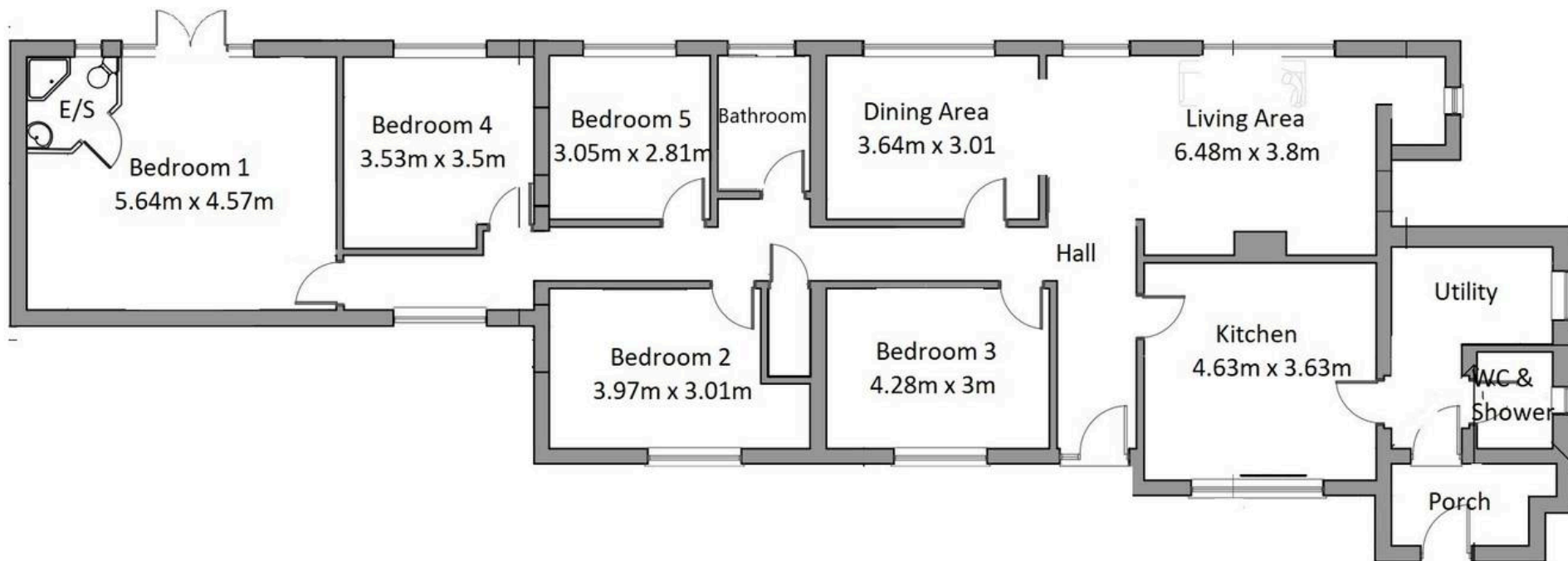
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Private Drainage:

We're informed by the seller that the property has a private treatment plant, which they advise is modern and in excellent working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.









Heating Type (Non-Mains):

We're informed by the seller that the property is heated via oil. Buyers should confirm servicing arrangements and running costs.

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.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1970s

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Private treatment plant

Heating: Oil fired central heating and wood-burner

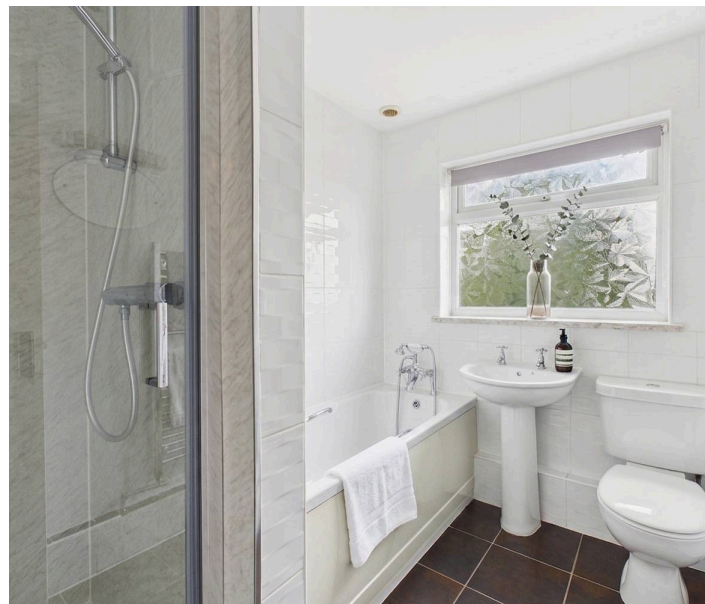
Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 3QQ and the What3Words address is [///absorb.overlaid.scariest](#)

From Crediton, take the Yeoford road for about 1 mile and turn left signed to Gunstone. Follow the lane, go over the railway and river bridges and as you start to climb the hill, bear left as signed to Posbury/Tedburn. At the junction, turn left and up the hill and the property will be found on the right before reaching Posbury Cross





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.