



9 Coles Court







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Ashreigney, Chulmleigh, Devon, EX18 7LH

Chulmleigh 4 miles South Molton 12.5 miles Barnstaple 13.5 miles

A spacious and superbly presented detached house set on the edge of a peaceful rural village with stunning views to Dartmoor

- Spacious detached house set on the edge of a peaceful village
- Beautifully presented throughout
- Panoramic views to Dartmoor
- Sitting room, dining room and study
- Fitted kitchen/breakfast room
- 5 Bedrooms (2 En-suite) and Family Bathroom
- Double Garage with utility facilities
- Gardens
- Freehold
- Council Tax Band E

Guide Price £435,000

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Situation

9 Coles Court is set at the end of a cul-de-sac of similar properties on the edge of the rural village of Ashreigney. The village is set on elevated ground between Exmoor and Dartmoor with the Church dating from the 15th Century. Village amenities in the hall include weekly coffee mornings and mobile post office, a monthly pop-up pub and various one-off events. Further amenities are available at nearby villages including Burrington and Winkleigh and the nearest small town of Chulmleigh has a range of further amenities including schooling to secondary level, health centre and a good range of shops. The larger town of South Molton with its further range of amenities and services is about 13 miles and the regional centre of Barnstaple about 16 miles. The Cathedral City of Exeter is only 26 miles. There is a regular train link between Barnstaple and Exeter on the Tarka Line with the nearest stations about five miles at Kings Nympton and Eggesford.

Description

Built just over 20 years ago, 9 Coles Court is a very well-presented family home offering spacious and versatile accommodation coupled with exceptional, panoramic views over adjoining farmland to Dartmoor in the distance.

Accommodation

A part glazed front door leads into the HALL with a cloaks cupboard and CLOAKROOM off with WC and wash basin. The LIVING ROOM has a bay window to the front and a gas-fired wood burning style stove on a slate hearth. A wide opening leads through to the DINING ROOM with glazed double doors to the rear taking full advantage of the views. There is a dedicated STUDY. The KITCHEN/BREAKFAST ROOM also takes in the views and is fitted with a range of modern units with worktop over, 1¼ bowl sink unit with mixer tap. 5 ring electric hob with hood over, integrated dishwasher and eye level double oven. Glazed double doors lead to the outside. An internal door leads through to the DOUBLE GARAGE which has a UTILITY AREA fitted with a range of units and sink unit, plumbing for washing machine and space for a dryer. There is an extensive range of fitted cupboards.

On the FIRST FLOOR there is a spacious, galleried LANDING with doors leading off to the 5 BEDROOMS and FAMILY BATHROOM.

The MASTER SUITE is a large double room with excellent views, two built in wardrobe cupboards and a superbly appointed EN-SUITE SHOWER ROOM fitted with a large shower cubicle, pedestal wash basin, WC, bidet and two heated towel rails. Storage cupboard. BEDROOM TWO is a double room with a built-in double wardrobe and an EN-SUITE SHOWER ROOM fitted with a modern suite. BEDROOMS THREE and FOUR are both double rooms with fine views. BEDROOM FIVE is a single room currently used as a dressing room with fitted wardrobes and hanging space. The FAMILY BATHROOM is fitted with a modern suite comprising a panelled spa bath, vanity wash basin and WC.





Outside

To the front is a large paved parking area/driveway providing access to the double garage. Either side of the driveway are lawned areas with some mature shrubs and flower beds. To the rear is a large area of decking running the entire length of the house with an open outlook over adjoining pasture fields and beyond to Dartmoor. There are retractable awnings also running the length of the house above the decking. To one side of the house is a sheltered kitchen garden area with raised beds and an area of lawn and to the other side is a paved area with a useful timber-framed garden shed.

Services and further information

All mains services currently connected (Electricity, water, drainage and gas).
Broadband - Superfast broadband is available (Ofcom). Mobile - Good coverage from all major providers (Ofcom).

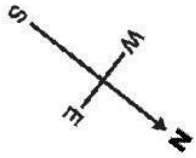
Viewing

Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

From the A377 Taw Valley road and about a mile west of Chulmleigh at Leigh Cross take the turning signposted to Bridge Reeve. Proceed along this road down towards the river, cross over the bridge and at the T junction turn right. Continue along this lane and up the hill towards Ashreigney. On reaching the village at Bush Corner keep left and continue towards the village Square. On reaching The Square, at the War Memorial turn left and then take the next right into Coles Court. The property will be found at the end directly in front of you.

What3words Ref: tutored.masses.swaps

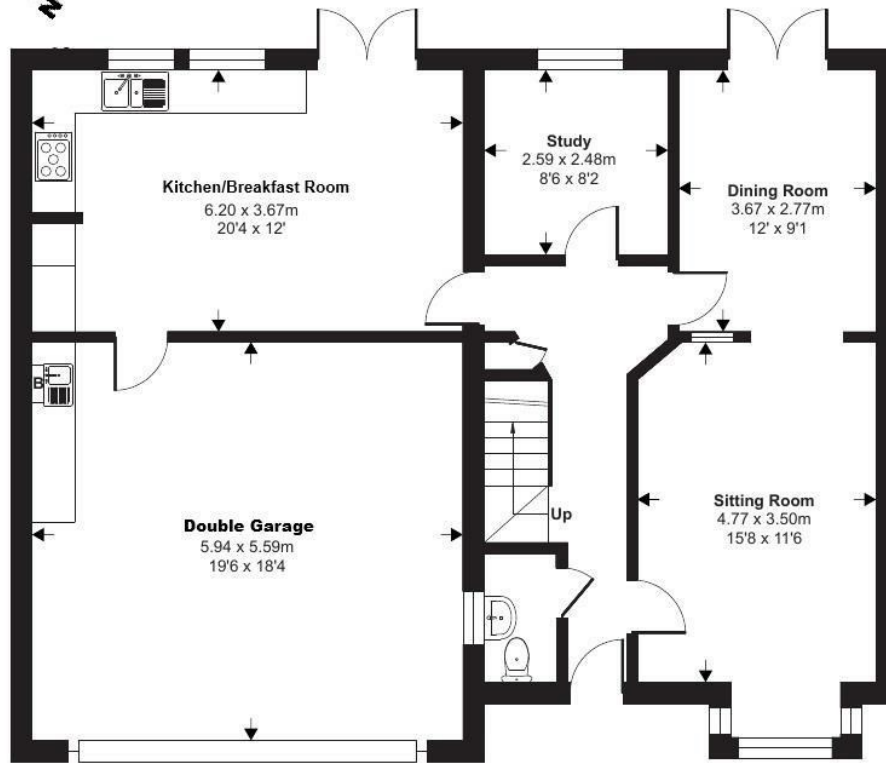


Approximate Area = 1868 sq ft / 173.5 sq m

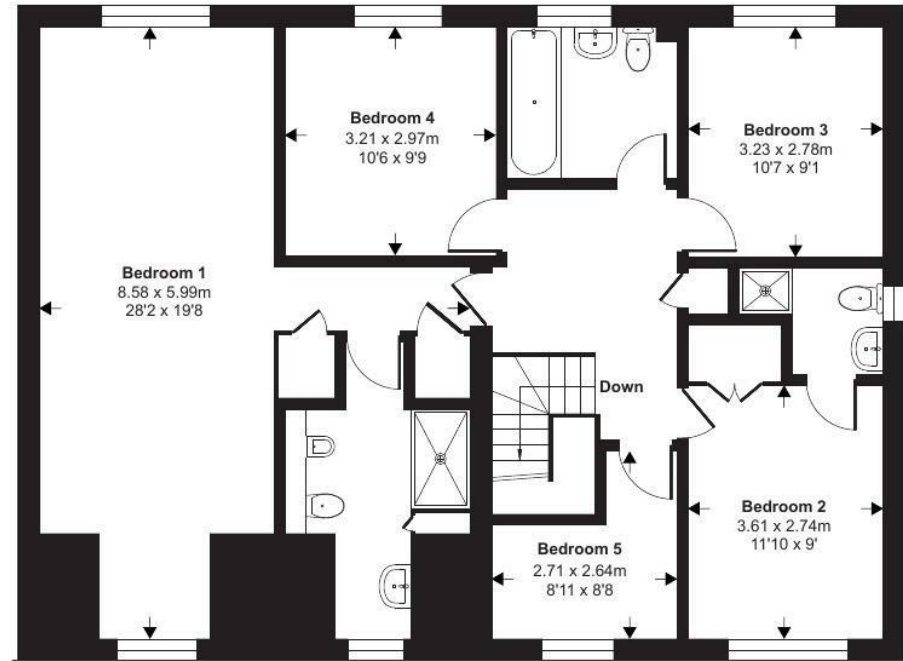
Garage = 364 sq ft / 33.8 sq m

Total = 2232 sq ft / 207.3 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nřchecom 2026. Produced for Stags. REF: 1453346



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



