

Church Cottage, Coldridge, EX17 6AX

Guide Price **£550,000**

Church Cottage

Coldridge, Crediton

- Beautiful Grade II Listed Detached Thatched Cottage
- Wonderful Village Setting Beside the Historic Church
- Generous South-Facing Gardens to Front & Rear
- Four Bedrooms Including Ground Floor Bedroom
- Full of Character with Beams & Inglenook Fireplace
- Comfortable, Well-Presented Accommodation Throughout
- Triple Aspect Living Room with Character Fireplace
- Separate Dining Room & Well-Fitted Kitchen
- Garage, Driveway & Ample Off-Road Parking
- Thatch Re-Topped in 2022 & Oil Central Heating

There's something particularly lovely about a proper Devon thatched cottage, and Church Cottage certainly looks the part. Sitting in a tucked-away position in the heart of Coldridge, beside the historic village church, this Grade II listed home has all the character you would hope for, along with generous gardens, plenty of parking and a surprisingly practical layout. Coldridge itself is a wonderful little village with a real sense of community. Although there's no permanent pub, the village hall is very much at the heart of village life, hosting a pop-up café and pub, regular quiz evenings, visiting exhibitions, clubs and all sorts of other events including a monthly film night. It's a rather special and well-supported village hub, and one of those things that makes Coldridge such a lovely place to live. Surrounded by beautiful Mid Devon countryside, Church Cottage offers a peaceful rural setting without feeling isolated, and a comfortable, well-cared-for home that's ready to enjoy.









Inside, the cottage has a warmth and character that comes with its age, with exposed beams, traditional features and rooms that feel welcoming rather than formal. The triple-aspect living room is a particularly lovely space, with plenty of natural light and an impressive inglenook fireplace and wood-burner providing a real focal point. There's a separate dining room alongside the well-fitted kitchen, making it a house that works just as well for everyday life as it does when friends and family visit. A useful utility room, downstairs shower room with WC. plus a ground-floor bedroom/study, add flexibility, whether for guests, working from home or simply having a bedroom downstairs. Upstairs are three further good-sized bedrooms, many with exposed beams and attractive outlooks, together with the family bathroom. The current owners have kept the cottage in good order, and it feels comfortable and very liveable throughout, without losing any of its original charm.

Outside is where Church Cottage has another real advantage. The gardens are a wonderful size for a village property, with established planting, lawns and plenty of space to sit and enjoy the surroundings. Two sheds, both with light and power leave the summer house free of clutter and with gardens to both the front and rear, including a south-facing aspect, there's a lovely sense of space around the cottage, and the neighbouring church adds to the character of the setting. There's also a garage and ample off-road parking, which are particularly useful features for a property of this age. The thatch was re-topped in June 2022, the two lofts are boarded and insulated, and the house benefits from oil-fired central heating. For anyone looking for a characterful country home with a proper garden, a peaceful village setting and enough room for family life, Church Cottage has an awful lot going for it.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Full Fibre

Drainage: Mains drainage

Heating: Oil fired central heating and wood-burner

Construction: Cob

Listed: Yes Grade II

Conservation Area: Yes

Tenure: Freehold

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.

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.







Digital Photo Enhancement/Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, 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.

Rights of Way:
Access to the property is initially via a right of way over a shared driveway, leading to its own parking area and garage. We understand that some drainage arrangements may be shared with neighbouring property or cross adjoining land. Buyers should ask their solicitor to confirm the precise rights of access, drainage arrangements and any associated maintenance responsibilities.

Thatch / Cob Construction:
We're informed by the seller that the property includes cob walls and/or a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

DIRECTIONS

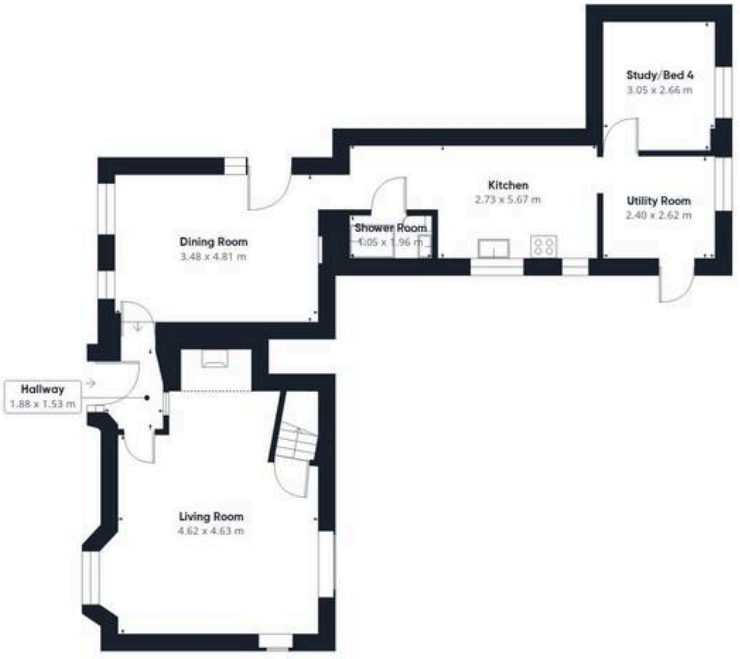
Use EX17 6AX or the what3words is ///tingled.differ.copycat

The house is located to the west of the church in the middle of the village.

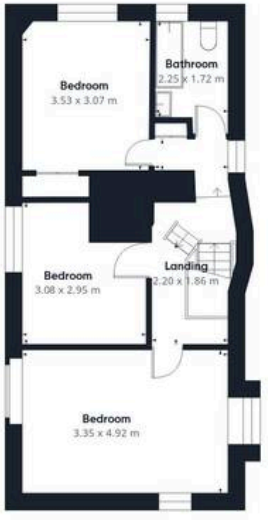








Floor 0



Floor 1



HELMORES
SINCE 1699

Approximate total area(1)

125.8 m²

Reduced headroom

1.8 m²

(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.

GIRAFFE360



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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.