





Colleybrook Farm, Chudleigh

Guide £475,000 Freehold

Outbuilding with Plumbing • Level Enclosed Gardens • Period Features • 3 Bedrooms • Barn for Conversion by Separate Negotiation • Beautiful Semi-Detached House • Gated Off Road Parking • Sitting Room with Log Burner • Sought-After Village • Generous Kitchen/Diner • Garden















Colleybrook Farm is a stunning former farmhouse which has been the subject of extensive renovation and improvement over recent years, with a pictorial history of works to now provide a wonderful home effortlessly blending individual character features with up to the minute benefits for modern living.
With a lovely level and privately enclosed garden and secure off-road parking for 2/3 cars which is accessed through remote electric gates the semi-detached property can only be fully appreciated by an internal inspection.
The property is situated in the small, picturesque and highly sought after working village of Ideford being just a short stroll from the local village inn. The A380 South Devon Highway is within a couple of miles and provides dual carriageway access to both Exeter and the M5 and Torbay, whilst the market town of Newton Abbot is also within easy reach and offers an excellent range of shops, businesses, schools and mainline railway station.

Accommodation

Stepping inside, the immaculate interior includes a central hallway with turning staircase to the first floor. Off to one side is a large kitchen/diner superbly presented with a comprehensive selection of high-end cabinets and plenty of solid surface worktops. There is a fashionable central island with room for stalls around the edge, a wooden-effect tiled floor, double Belfast sink, space for a range cooker with hood over and an integrated dishwasher. Enjoying plenty of natural light through a window to the front there is also a glazed door to the rear leading out to a part-covered courtyard, beyond which is useful outbuilding with plumbing for a washing machine and providing plenty of storage. On the other side of the hall is the sitting room which overlooks the front and has a lovely period feel with a woodburning stove recessed into a chimney breast with brick arch. Along one wall are bespoke cabinets and display shelving.
Moving up to the first floor, the landing provides access to three well-proportioned bedrooms, the principal enjoying a lovely countryside outlook. Completing the picture is a first-class shower room with WC and basin.

Gardens

At one side of the house is a delightful level and south facing garden with paved terrace ideal for summer dining leading onto a well-kept lawn which is all privately enclosed.

Parking

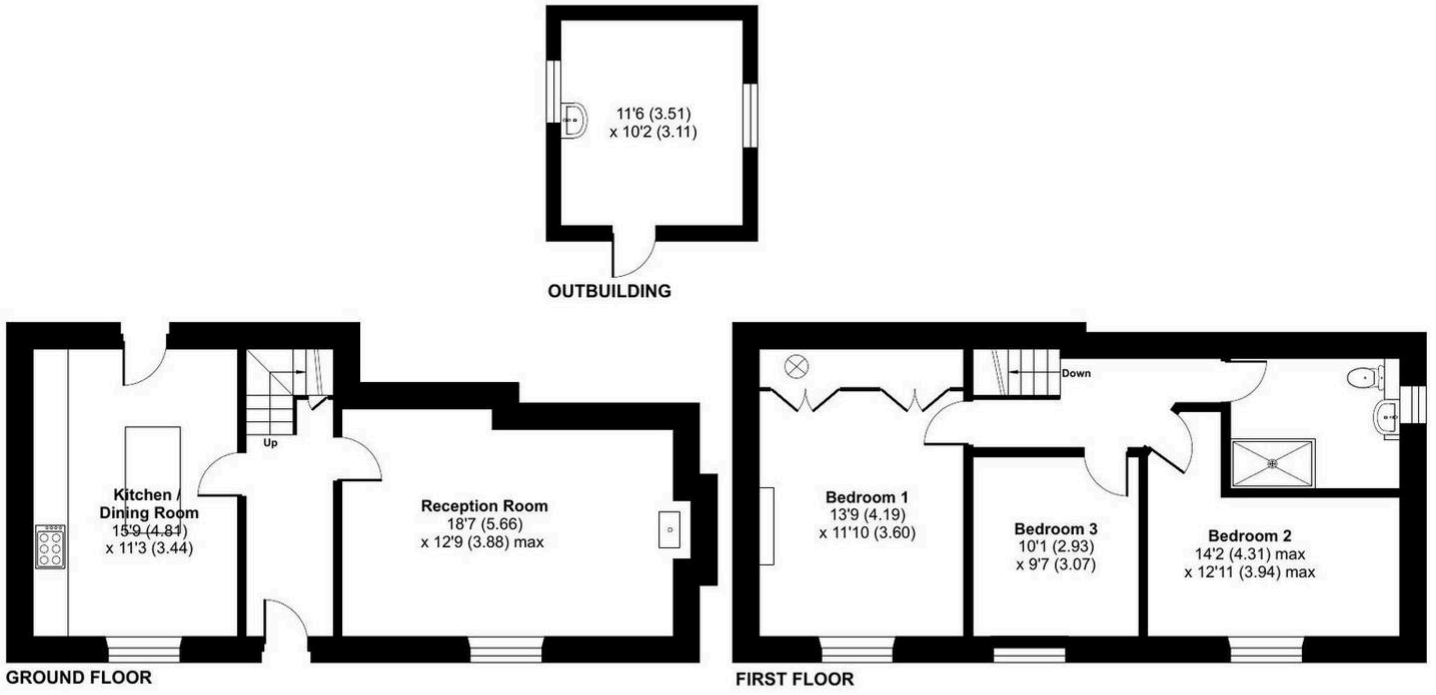
Electric gated entrance to gravelled parking area for 2/3 cars.

Agent's Notes

Council Tax: Currently Band C
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
A neighbour has a right of access across the driveway to reach their property.
EPC Energy Efficiency Rating: E

Ideford, Chudleigh, Newton Abbot, TQ13

Approximate Area = 1074 sq ft / 99.7 sq m
Outbuilding = 117 sq ft / 10.8 sq m
Total = 1191 sq ft / 110.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1294400

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