



Riverside Cottage



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Coleford, Crediton, Devon, EX17 5BZ

Exeter City Centre (13miles), Crediton Station (5miles)

A charming Grade II listed, detached cottage set in the centre of a sought-after Devon village.

- Classic 3 bedroom thatch cottage
- Popular Devon village
- Grade II Listed
- Cosy sitting room with woodburner
- Principle bedroom with dressing room & ensuite
- Pretty Courtyard Garden
- Exeter only 13 miles distant
- Council Tax Band: D
- EPC: D
- Freehold

Guide Price £375,000

SITUATION

This charming cottage is located in the heart of the popular Mid Devon village of Coleford. Coleford is a traditional Devon village with a highly-regarded pub, The New Inn. The bustling market town of Crediton, 4.3 miles to the east, has a good range of shopping and services including a leisure centre, schooling, doctors' surgeries, two supermarkets, banks and a railway station on the Tarka line running between Barnstaple and Exeter. Exeter, 12.1 miles distant, is well-served with a good range of leisure and cultural amenities, including substantial shopping facilities. Communication links are good, with the M5 accessible at Exeter providing links to the A38 to Plymouth, or the A30 to Cornwall to the south, and Bristol and London to the north and east. There are regular rail services to central London from Exeter in just over 2 hours. Exeter International Airport provides a number of domestic and international flights.



DESCRIPTION

Riverside Cottage is a classic Grade II Listed thatched property with flexible layout options with a very pretty courtyard garden and views of the surrounding countryside. Whilst exquisitely modernised throughout, this picture perfect cottage still enjoys an abundance of character features including exposed timber work and a feature inglenook fireplace. The versatile accommodation is currently configured as a 3 bedroom cottage - 2 doubles (1 en-suite) and a downstairs third single bedroom. There is the option to re-instate a downstairs bathroom and create a double bedroom with en-suite, subject to gaining the necessary planning permissions. The thatched roof was re-ridged and serviced in June 2023.

ACCOMMODATION

A part-glazed front door from the sun terrace leads to the cosy slate floored sitting room with period ceiling beams and inglenook with Charnwood multi-fuel stove. The modern kitchen has fitted wall and floor mounted units and a breakfast bar. Off the sitting room is a separate study, a ground floor single bedroom, formerly a bathroom which could be reinstated. Also downstairs there are stairs rising to the first floor with a turning staircase that leads up to the first floor landing with an airing cupboard, and doors to a double bedroom and stunning master bedroom. Off the master bedroom is a dressing room with built-in cupboards and an en-suite wet room with double sink unit.

GARDEN

A gate from the lane gives access to the pretty courtyard garden with a paved sun terrace off which there is a small gate down to the brook that flows through the village. There is also an external store room.

SERVICES

Utilities: Mains water and drainage.

Heating: Underfloor heating to first floor and kitchen. Additional cast iron radiators. A modern Charnwood multi-fuel stove with back boiler providing hot water and heating.

Supplementary electric boiler providing hot water.

EE, Three, O2 and Vodafone mobile network variable (Ofcom)

Standard broadband available (Ofcom)

DIRECTIONS

From Exeter proceed on the A377 to Crediton, passing through the town. Just over a mile past Crediton turn left at Barnstaple Cross signposted Coleford and Colebrook. Continue along this road for 2 miles and down the hill into Coleford. Riverside Cottage is on the left just before the bridge and opposite The New Inn.

AGENTS NOTE

The property is situated in a conservation area.

The oven/hob in the kitchen is not included in the sale.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 887 sq ft / 82 sq m
Annexe = 168 sq ft / 16 sq m
Total = 1055 sq ft / 98 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©richrecom 2026. Produced for Stags - REF: 1438721



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	66
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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