



## Fursdon Barn, Coldridge, Crediton, EX17 6BE

Guide Price £775,000

# Fursdon Barn

Coldridge, Crediton

- Just under eight acres of gardens & land
- Detached barn conversion of approx. 2,300 sqft
- Excellent equestrian or smallholding potential
- Private approach along its own lane
- Large adjoining field with far-reaching rural views
- Four bedrooms including two en-suites
- 2 large reception rooms with 5-bedroom flexibility
- Recently redecorated
- Gardens, pond & ample private parking
- No onward chain

If you're looking for a substantial home with proper space around you, Fursdon Barn has a lot to offer. Tucked away in the Mid Devon countryside close to Coldridge, the property is approached along its own lane and sits within just under eight acres of gardens and land, with a large field immediately behind the house and some fabulous views across the surrounding countryside. At approximately 2,300 sqft, there's plenty of house to go with the land too, making this an appealing proposition for families, equestrian buyers, those with smallholding ambitions or simply anyone wanting more space and privacy around them. It's a wonderfully rural setting without being buried at the end of miles of narrow lanes, with the B3220 within easy reach and Crediton, Lapford and the surrounding villages all accessible. Recently redecorated throughout and with some new carpets fitted, the house feels fresh and ready for its next owners.





Inside, the barn has the sort of generous, traditional layout that works particularly well for country life. The kitchen sits at the heart of things alongside a good-sized utility room, while two large reception rooms give everyone plenty of space to spread out. For most buyers, we'd imagine keeping both as living spaces, but the layout is flexible enough for one to become a fifth bedroom if needed, perhaps for guests, multi-generational living or anyone wanting ground-floor accommodation. There are four further bedrooms, two with their own en-suite shower rooms, together with the family bathroom. It's an uncomplicated and adaptable layout with plenty of space as family needs change, and the recent redecoration means there's no immediate list of jobs to tackle. Instead, there's scope for a new owner to settle in and gradually put their own stamp on the house and grounds.

Outside is where Fursdon Barn really comes into its own. The gardens immediately around the house provide private space to sit out and enjoy the setting, with a pond adding further interest, while there's ample parking for numerous vehicles. Beyond is the large adjoining field which forms the majority of the holding and takes the overall acreage to just under eight acres. For equestrian buyers in particular, the amount of land provides an excellent starting point, with scope to create a setup to suit individual requirements, subject to any necessary permissions. Equally, it could work for livestock, a smallholding or simply the luxury of having your own piece of Devon countryside. Add in the wide rural views, private approach, approximately 2,300 sqft of accommodation and no onward chain, and Fursdon Barn offers a combination of house, land and potential that's increasingly difficult to find.

Please see the floorplan for room sizes.

Current Council Tax: Band TBC - Mid Devon



Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Starlink option / full fibre ready to be connected

Drainage: Private

Heating: Oil fired central heating

Construction: Standard

Listed: No

Conservation Area: No

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](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

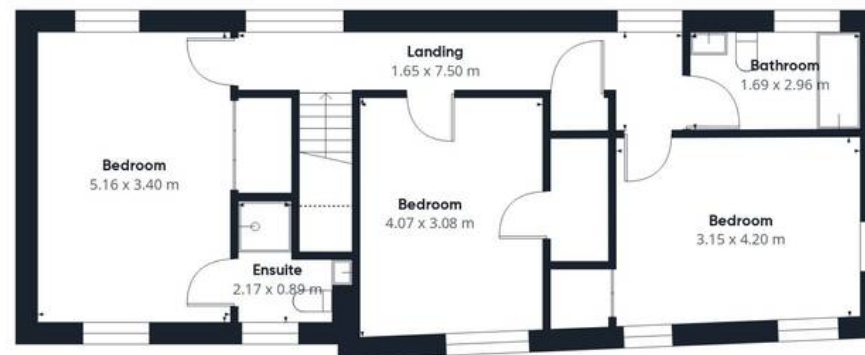
#### **Digital Photo Enhancement/Virtual Staging:**

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





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
217.2 m<sup>2</sup>

(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.

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images are only illustrative and do not show the current fixtures, fittings or condition. 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 drainage system, which they advise is in 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 boiler. Buyers should confirm servicing arrangements and running costs.

**Chain Status / Vacant Property:**

We're informed by the seller that the property will be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

**Planning & Building Regulations:**

We're informed by the seller that the conversion was completed 15 years ago with planning permission & recent works to the property including heating & electrics have been certified. An indemnity can be supplied for any outstanding certification from the time of build as the property has been empty since conversion. Buyers should satisfy themselves regarding the necessary consents & compliance before purchase, & seek advice from their conveyancer and/or lender.

**DIRECTIONS :** what3words - [///upstarts.nooks.hubcaps](https://www.what3words.com/#!/upstarts.nooks.hubcaps)

From the A377 at Morchard Road, take the B3320 toward Winkleigh. After approx 2 miles, turn right into an unsigned road (Blackditch Cross) and after approx 100m, take the lane to the left, proceed to the end and you'll reach the property.



# Helmores

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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.