



9 Coles Court, Ashreigney, EX18 7LH

Guide Price **£435,000**

9 Coles Court

Ashreigney, Chulmleigh

- Executive style detached home
- Edge of village location
- Stunning views
- 5 bedrooms
- 2 Ensuite bathrooms plus family bathroom
- Integrated garage
- Parking for 2 vehicles
- Enclosed garden & decking patio
- Spacious reception rooms
- Very well presented

Set within a quiet development of just twelve homes, this well-maintained five-bedroom detached house enjoys an enviable position backing directly onto open countryside. Built around 2001–2002, the property combines generous modern accommodation with a number of thoughtful upgrades, while the views and outdoor space make the setting particularly appealing.

The spacious entrance hall leads into a comfortable lounge with a bay window and gas fire styled as a woodburner, which flows through to an extended dining or reception area with patio doors opening onto the rear deck. There is also a separate reception room currently used as a home office but would also make a lovely snug or playroom. The large farmhouse-style kitchen is a real focal point, with a five-ring Smeg gas hob, Neff extractor and double self-cleaning oven, integrated Bosch dishwasher and space for an American-style fridge-freezer. The kitchen also benefits from direct access to the large double garage. A handy downstairs cloakroom completes the ground floor.





Upstairs are five bedrooms, including a particularly generous master suite stretching from the front to the rear of the house and enjoying dual-aspect views. Its en-suite has a large shower with twin shower heads and body jets, together with a bidet, WC, basin and storage. A second double bedroom also has its own en-suite shower room, with two further doubles and a fifth bedroom currently arranged as a walk-in wardrobe. The family bathroom includes a whirlpool bath and vanity unit.

The oversized double garage has two separate up-and-over doors, power, a painted floor and a useful utility area with sink and space for white goods, as well as plenty of workshop and storage space. There is also a partially boarded loft with ladder access and additional storage.

Outside, a large timber deck spans the rear of the house, with two full-width electric awnings providing shade when required and plenty of space for outdoor dining and relaxing while enjoying the open outlook. To one side is a patio and large storage shed, while the other has a lawned area with raised vegetable beds and water butts. The rear garden is very private and not overlooked. The front garden has established borders and driveway parking for two vehicles, with outside power sockets and a tap adding further practicality.

With five bedrooms, three reception spaces, extensive garage and storage provision and a garden that opens directly onto the countryside, this is a spacious home that offers plenty of flexibility while making the most of its peaceful rural setting.



Please see the floorplan for room sizes.

Current Council Tax: Band E – Torridge 2026/27 – £3126.47

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 900Mbps

Drainage: Mains Drainage

Heating: Mains gas central heating

Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold

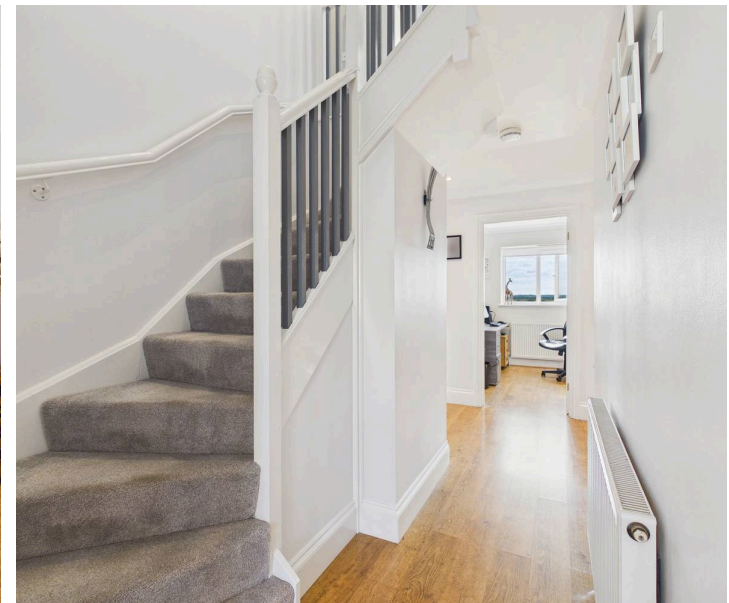
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

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.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, 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.

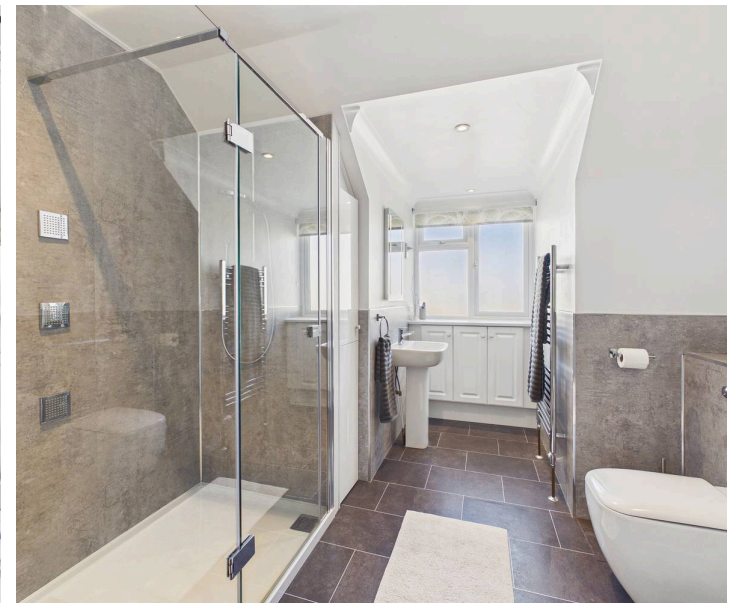


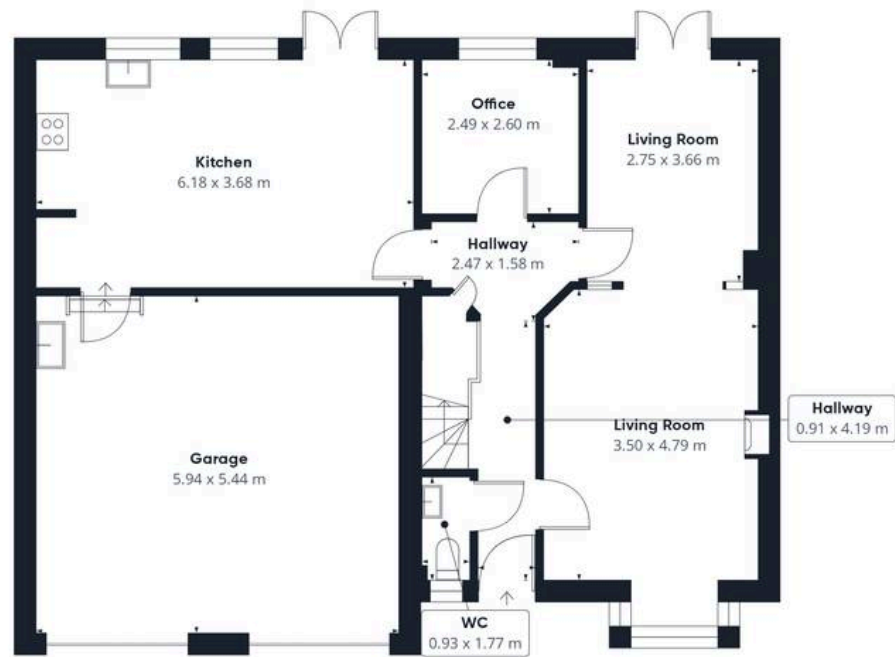
ASHREIGNEY is a charming village between Exmoor and Dartmoor. The nearby towns of Chulmleigh and Winkleigh offer an excellent range of day-to-day amenities including healthcare, primary, and secondary schooling (all OFSTED Good). A little further afield are the larger towns of Torrington and Barnstaple. Coastal, walking, and riding pursuits are plentiful and, with easy access to A-road and rail networks, Ashreigney is a great option for those wanting a rural location without feeling remote.

DIRECTIONS: From the A377 take the road to Ashreighney at Leigh Cross. Take a right turn after the bridge and continue up to the village. In the centre of the village take a left turn and then right onto Coles Court, number 9 can be found straight ahead.

For Sat Nav: EX18 7LH

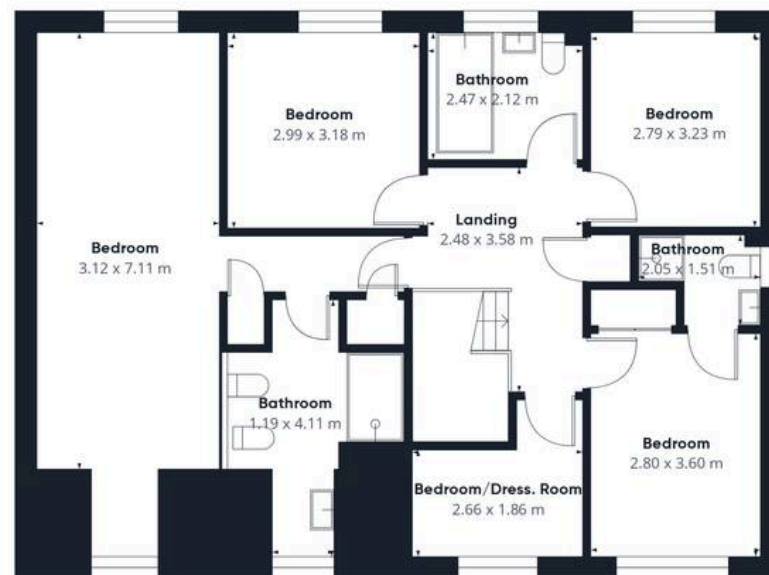
What3Words: ///contracting.prude.dislodge





Floor 0

Approximate total area⁽¹⁾
187.4 m²



Floor 1



(1) Excluding balconies and terraces

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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