



## Fursdon Farm, Coldridge, EX17 6BE

Guide Price £825,000

# Fursdon Farm

Coldridge, Crediton, EX17 6BE

- Imposing 3 storey farmhouse
- 6 double bedrooms with 2 ensuites
- Gardens and paddocks to 5 acres
- Additional land (up to 20 acres available)
- Recently redecorated and carpeted
- Large room sizes with good height
- Double garage/workshop and parking
- Not listed
- No chain

Tucked away in the Mid Devon countryside just outside the peaceful village of Coldridge, Fursdon Farm is a handsome and imposing farmhouse surrounded by open fields and big skies. It's a classic country home in every sense – generous, comfortable and beautifully proportioned – with gardens and paddocks extending to around five acres, and the option to acquire up to twenty acres in total for those with equestrian or smallholding ambitions. Stood outside with a view of the village church on the horizon, it's a typical Devon scene. Worth noting is that it's only a short drive on a private lane from the B3220, meaning easy transport and no single track highways.

The house itself has a wonderfully solid presence, arranged over three floors and offering large, high-ceilinged rooms that make the most of the natural light and rural outlook.





Recent redecoration and new carpeting have given it a fresh and welcoming feel, while many of the period features and character details remain with a huge inglenook fireplace and plenty of exposed timber beams. There's oil fired central heating and combined with the double glazed windows, the house isn't going to be drafty like many older farmhouses of this type. The layout is ideal for family life or entertaining, with a large, open reception room (with that stunning fireplace), a traditional farmhouse kitchen at its heart, and six double bedrooms – two with en-suites – complemented by two further bathrooms, so there's space and flexibility for guests or multi-generational living over the three floors.

Outside, the property enjoys a private setting approached via a private, sweeping drive, with ample parking and a substantial double garage/workshop. The level gardens adjoin the house to the rear and are adjacent to the paddocks. Three separate paddocks (and the gardens) form the five acre package, perfect for grazing, hobby farming or simply enjoying the peaceful setting. For those looking to expand, further land of up to twenty acres can be purchased by separate negotiation.



Despite its rural charm, Fursdon Farm isn't isolated. The nearby villages of Coldridge and Lapford provide local amenities, while Crediton, just a short drive away, offers excellent schools, shops and rail links to Exeter and the wider region. With no onward chain and an abundance of space both inside and out, this is a rare opportunity to secure a substantial Devon farmhouse ready for its next chapter.

Agent's note: The adjacent barn is owned by the same seller, along with more land. That barn has it's own drive and separate services but should a purchaser require two properties, speak to the agents for more information.

### 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.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon

Approx Age: Unknown but "Furzedown" appears in the 1840's Tythe map.

Construction Notes: Standard

Utilities: Mains electric, mains water, telephone & broadband

Drainage: Private (septic tank)

Heating: Oil fired central heating

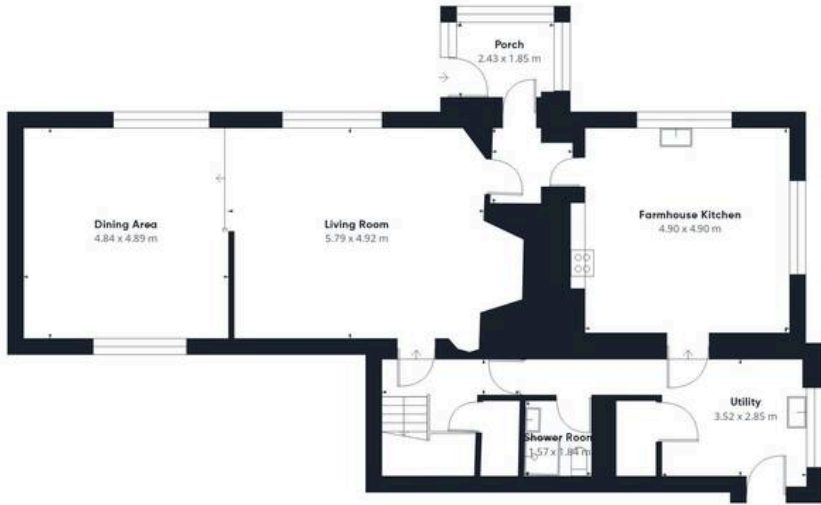
Listed: No

Conservation Area: No

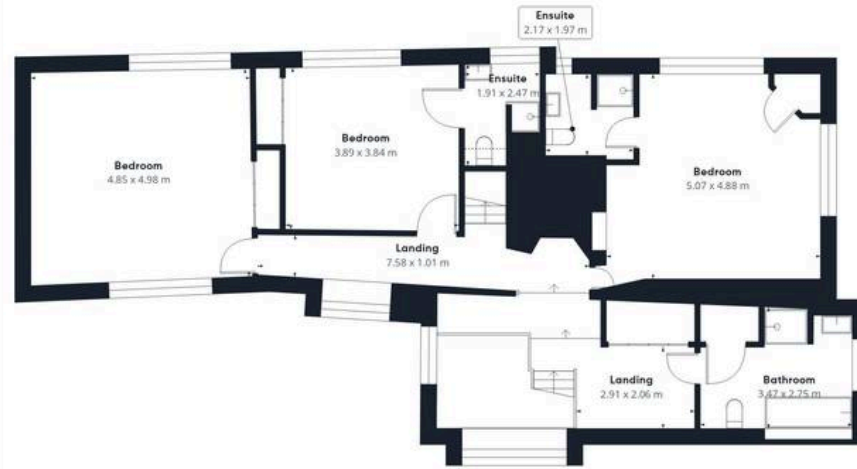
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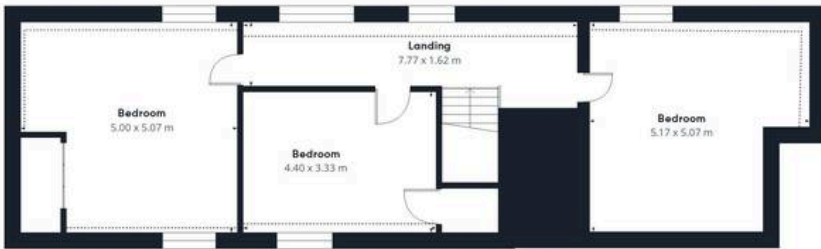




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

366.6 m<sup>2</sup>

Reduced headroom

8.4 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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**COLDRIDGE** sits atop a hill affording magnificent views across the mid-Devon countryside while its church provides a distinct marker in the landscape due to its elevated position. An active village hall community provides parishioners with a variety of entertainment while the nearby villages of Lapford and Winkleigh give access to a range of local shops and services. The bustling market town of Crediton lies 11 miles westward with its supermarkets and range of independent shops and eateries.

**DIRECTIONS** : For sat-nav use EX17 6BE and the What3Words address is [///focus.scorpions.silver](https://www.what3words.com/#!/focus.scorpions.silver) but if you want the traditional directions, please read on.

From Crediton, head west to Coplestone and after the traffic lights, bear right and stay on the A377 towards Barnstaple. After approx. 2 miles, turn left at Morchard Road as signed to Winkleigh on the B3220. Proceed for approx. 2.7 miles and turn into an unmarked lane on the right, following the lane, bear right as signed to Fursdon and it will bring you to the house. To help find the lane, it's the next right after the left hand junction signed to East Leigh and West Leigh. If you reach the chapel, you've missed it!





# Helmores

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