





Westcombe Hill Cottage, Colebrooke, Crediton, EX17 5DL

Guide Price £450,000

A charming two-bedroom detached cottage, set within a generous plot (approaching half an acre) in a sought-after rural location with wonderful rural views. Ample parking and outbuilding/garage.

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This property offers a wonderful opportunity for those seeking a peaceful setting with stunning countryside views, while still providing excellent potential for future enhancement.

The cottage is comfortable and ready for immediate occupation in its current condition, though some internal modernisation would allow a new owner to truly make it their own. With a spacious layout and scope to extend (subject to the necessary planning consents), the property could easily be transformed into a larger family home if required.

Externally, Westcombe Hill Cottage enjoys a substantial garden, providing plenty of space for outdoor living and the possibility of landscaping to suit individual tastes. The property also benefits from a large double garage complete with a workshop area at the rear, ideal for those in need of storage or hobby space. In addition, there is ample driveway parking for multiple vehicles.

Positioned in an idyllic setting with far-reaching views, this home combines the appeal of rural living with the flexibility to adapt and improve over time. Westcombe Hill Cottage is a rare opportunity to acquire a property with both character and potential in a beautiful part of the countryside.

DIRECTIONS: Using the what3words app, search luck.galloped.timidly

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SUMMARY

- Two-Bedroom Detached Cottage
- Sought-After Rural Location
- Oil Fired Central Heating
- Generous Plot with Stunning Countryside Views
- Scope For Modernisation and Improvement
- Potential To Extend (Subject to Necessary Planning Consents)
- Large Double Garage with Workshop to the Rear
- Ample Driveway Parking for Multiple Vehicles
- Expansive Gardens, approaching Half an Acre
- A Rare Opportunity with Both Character and Future Potential

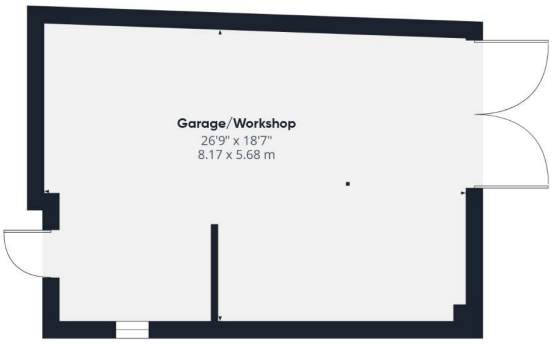
PROPERTY INFORMATION:

COUNCIL TAX: Band D
LOCAL AUTHORITY: Mid Devon
SERVICES: Mains Electric & Water
DRAINAGE: Private Drainage (Septic Tank)
BROADBAND: Superfast Broadband Available
MOBILE SIGNAL: Good Coverage with Certain Providers
HEATING: Oil Fired Heating
LISTED: No
TENURE: Freehold
CONSERVATION AREA: No
FLOOD RISK: Very Low



Ground Building 1

Floor 1 Building 1



Ground Building 2

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Approximate total area(1)

1403 ft²

130.2 m²

Reduced headroom

12 ft²

1.2 m²

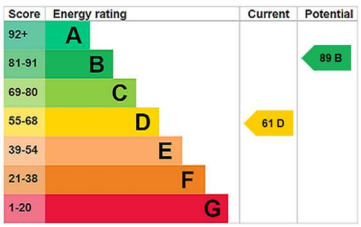
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/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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