



Westcombe Hill Cottage, Colebrooke, Crediton, EX17 5DL

Guide Price £460,000

A charming two-bedroom detached home, set within a generous plot in a sought-after rural location.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



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](https://www.what3words.com/)

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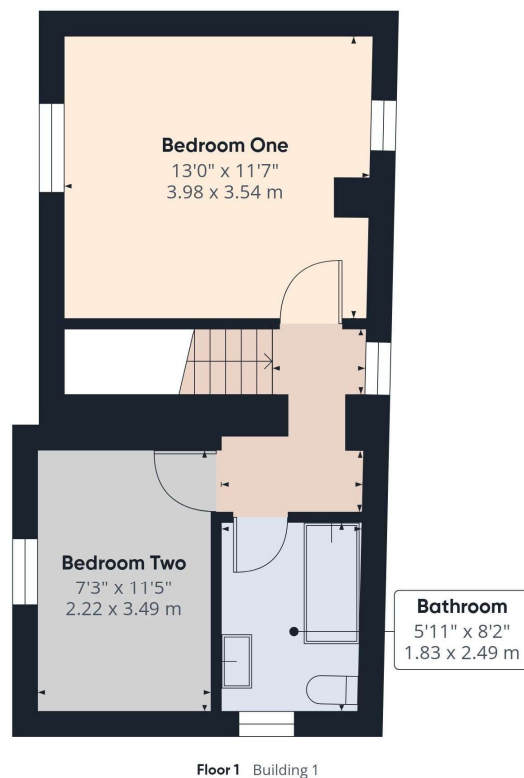


AT A GLANCE:

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
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



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