Burghley, Colebrooke, Crediton, EX17 5JS

Guide Price £670,000

We are delighted to introduce this substantial and beautifully presented detached residence situated in the charming village of Coleford. This exceptional property offers a blend of modern comfort and traditional character, making it a perfect family home or countryside retreat.

Winkworth

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Situated on the outskirts of Colebrooke, Burghley enjoys a peaceful rural setting whilst being conveniently close to local amenities and transport links.

The property boasts generous living spaces having been extended overtime, and includes a bright and airy living room with feature fireplace, sun room with superb views across adjoining countryside and open plan kitchen / diner. The well-appointed kitchen is equipped with fitted appliances, ample storage and a breakfast area.

Burghley features multiple spacious bedrooms, each with plenty of natural light and storage. Three of the bedrooms enjoy their own stylish en-suite bathrooms with the master also benefitting from a walk-in wardrobe space.

The property is set within expansive landscaped south facing gardens, offering a serene outdoor space perfect for gardening, recreation, and al fresco dining.

Additional features include a utility room, large pantry, garage with lighting and power, car port, and a gated driveway which provides ample parking for several vehicles.

The property is nestled in an elevated yet sheltered position on the fringes of the desirable small village of Colebrooke, enjoying outstanding views over rolling agricultural land and woodland. The village of Colebrooke (1 miles to the north) has an excellent inn with restaurant. The larger village of Copplestone has a church, village hall, Post Office/general store, farm shop, primary school, garage and inn.

DIRECTIONS Follow the A377 towards Copplestone, after 1.5 miles turn left at Barnstaple Cross signposted Coleford/Colebrooke and the New Inn. Follow this road for 2 miles into the village of Coleford. At the crossroads turn left signposted Colebrooke. Once in Colebrooke take the left turn opposite Rowes Farm. Take the next left and the property will be found on your right.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

AT A GLANCE:

Substantial Detached Chalet Bungalow

Four Double Bedrooms

Three Stylish En-Suite Bathrooms

Oil Fired Central Heating

Beautifully Presented Throughout

Enclosed Landscaped Gardens Overlooking Countryside

Ample Parking, Garage & Car Port

Superb Rural Views

Popular Village Location

PROPERTY INFORMATION:

COUNCIL TAX: Band E

SERVICES: Mains Electric, Water & Drainage

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach

MOBILE SIGNAL: Limited Coverage

HEATING: Oil Fired Central Heating

LISTED: No

TENURE: Freehold

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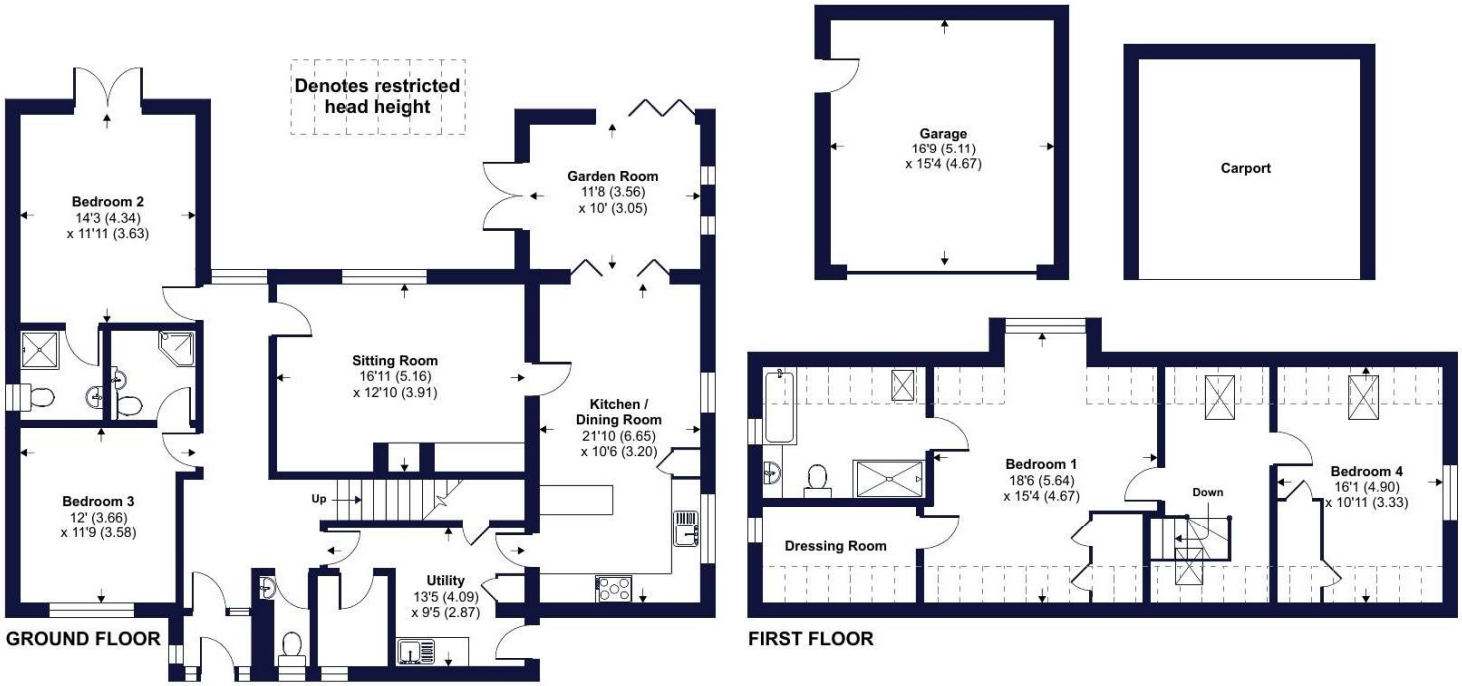
Approximate Area = 1931 sq ft / 179.3 sq m
Limited Use Area = 217 sq ft / 20.1 sq m
Garage = 258 sq ft / 24 sq m
Total = 2406 sq ft / 223.5 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1148230

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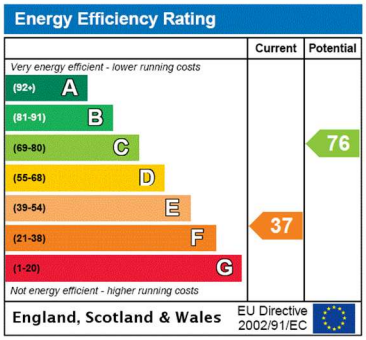

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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