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Kinsbury, Coldridge, Crediton, EX17 6AY

Guide Price £425,000

A substantial detached home offering generous and versatile accommodation extending to over 2,300 sq ft, set within attractive gardens in the sought-after Mid Devon hamlet of Coldridge.

**Winkworth**

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The property, originally built in the 1970s, is of rendered elevations beneath a tiled roof and enjoys a peaceful setting surrounded by beautiful countryside.

The welcoming entrance hall provides access to the principal living areas. The dual-aspect sitting room features a corner wood burner and French doors leading to the raised decking, ideal for entertaining. The formal dining room, also dual aspect, includes a feature fireplace and offers ample space for family gatherings.

The kitchen/breakfast room is well equipped with an extensive range of matching wall and base units, double and single ovens, warming drawer, and integrated appliances including a dishwasher and fridge. A breakfast bar opens to the utility room, which provides access to the garden, cloakroom, and rear porch.

From the inner hall, there is a family bathroom and a versatile office/5th bedroom. The master suite includes a dressing room, en suite shower room, and direct access to the conservatory overlooking the garden.

Upstairs, there are three further double bedrooms and a shower room.

Outside a shared driveway leads to a spacious parking and turning area. The detached double garage is fitted with an electric roller door, lighting, and power, and includes an attached store/workshop and additional outbuildings.

The gardens are mainly laid to lawn with an ornamental pond, raised decked terrace, and an enclosed rear garden offering privacy

and seclusion. The property extends to approximately 0.27 acres in total.

Coldridge is a tranquil and picturesque hamlet in Mid Devon, surrounded by rolling countryside. Nearby villages such as Winkleigh and Copplestone (within 4 miles) provide local amenities and strong community spirit. School transport is available to a range of primary and secondary schools.

The market town of Cridton (9 miles) offers an excellent range of facilities including shops, supermarkets, leisure centre, and a railway station on the Tarka Line (Barnstaple–Exeter). The nearest stations are Lapford (2 miles) and Morchard Road (4 miles).

#### Directions

From Exeter, take the A377 through Cridton and Copplestone. At Morchard Road, turn left onto the B3220 signposted Winkleigh. After approximately 2.5 miles, turn right signposted Coldridge and continue into the village. Pass the village green on your right and bear left; the entrance to the driveway will be found shortly on the left.

#### PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.





#### AT A GLANCE:

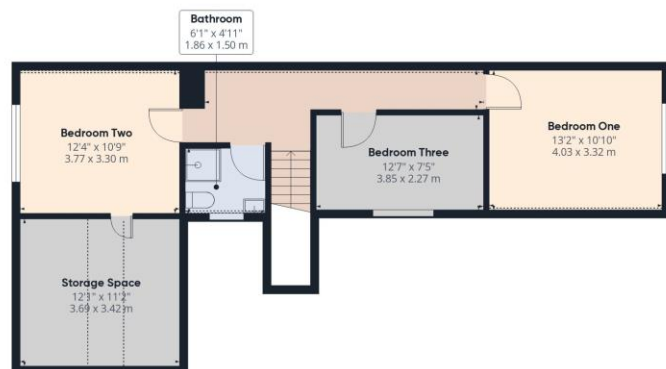
Substantial Detached Family Home  
Peaceful Village Location  
Two Generous Reception Rooms  
Spacious Kitchen/Breakfast Room  
Utility Room, Cloakroom and Conservatory  
Four/Five Bedrooms Including Master Suite With Dressing Room and En-Suite  
Three Bathrooms  
Flexible Layout With Potential Home Office or Fifth Bedroom  
Attractive Gardens With Decking, Lawn and Pond  
Detached Double Garage With Electric Door, Power and Light  
Additional Store/Workshop and Off-Road Parking For Several Vehicles  
Approx. 0.27 Acres in Total  
Easy Access to Crediton, Copplestone, and Local Transport Links

#### PROPERTY INFORMATION:

COUNCIL TAX: Band E  
LOCAL AUTHORITY: Mid Devon  
SERVICES: Mains Electric & Water  
DRAINAGE: Mains Drainage  
BROADBAND: Superfast Broadband Available Within Postcode  
MOBILE SIGNAL: Coverage With Certain Providers  
HEATING: Oil Central Heating  
LISTED: No  
TENURE: Freehold  
CONSTRUCTION: Standard  
CONSERVATION AREA: No  
FLOOD RISK: Very Low



Ground



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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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