



## Darwin Cottage, Penstone, Colebrooke, EX17 5JN

Guide Price £270,000

A beautifully presented mid-terrace cottage, set in the sought-after village of Penstone, just five minutes from Crediton. Recently renovated to an exceptional standard, the property perfectly blends original character features with contemporary design, creating a charming and stylish home in a peaceful rural setting.

**Winkworth**

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The entrance hall opens into a thoughtfully designed living room, featuring a wood-burning stove set on a slate hearth with an exposed brick chimney surround, creating a warm and inviting atmosphere. The space has been cleverly reconfigured, with a cast iron-style electric radiator and a window overlooking the front garden. A sliding door leads through to the kitchen, which was newly installed during the renovations and offers a well-planned layout with fitted base and wall units, a Belfast sink, and an electric double oven with a six-ring hob—ideal for both everyday cooking and entertaining.

There is a right of way to the front of the property. Refer to agent for further information.

Penstone is a small Devon hamlet situated just a short distance from the larger village of Colebrooke. Coleford (0.7 miles) and Yeoford (2.4 miles) are home to good pubs and eateries; The New Inn and The Duck, respectively, Yeoford also having a railway station. The busy market town of Crediton offers excellent schooling, medical care, independent shops and cafes, a regular farmers' market, supermarkets, banks, railway station and much for those seeking sport and recreation.

Upstairs, there are two double bedrooms, including a master bedroom with an exposed brick wall, fireplace, and a built-in storage cupboard that currently houses the washing machine. The family bathroom is finished to a high standard, featuring a freestanding bath with shower over, low-level WC, and wash basin. The exposed brick detailing continues into the bathroom, adding to the cottage's character and charm.

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Outside, the property benefits from an enclosed, south-facing garden, offering a paved pathway leading to the front porch and a generous patio area—perfect for al fresco dining or relaxing outdoors. A store shed at the end of the garden provides useful additional storage.





#### AT A GLANCE:

Charming Mid Terrace Cottage

Two Bedrooms

Electric Heating & Woodburning Stove

Completely Renovated Throughout

Beautifully Presented

Full Of Character & Charm

Enclosed Level Garden

Store Shed

Parking Available

Sought After Village Location

#### PROPERTY INFORMATION:

COUNCIL TAX: Band B

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electric & Water

DRAINAGE: Mains Drainage

BROADBAND: Part-Fibre Broadband Available

FTTC (Fibre to the Cabinet).

MOBILE SIGNAL: Limited Coverage

HEATING: Electric Heating

LISTED: No

TENURE: Freehold

CONSERVATION AREA: No

FLOOD RISK: Very Low

# Braggs Cottages, Penstone, Colebrooke, Crediton, EX17

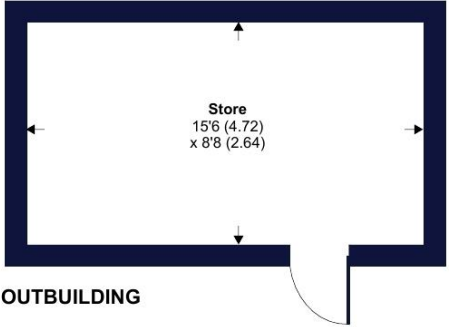
Approximate Area = 628 sq ft / 58.3 sq m  
Outbuilding = 134 sq ft / 12.4 sq m  
Total = 762 sq ft / 70.7 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

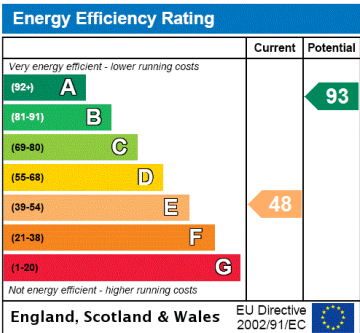


OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 988120

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