



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

Guide Price £260,000

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.

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.

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.

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 Cridton 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.

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:

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



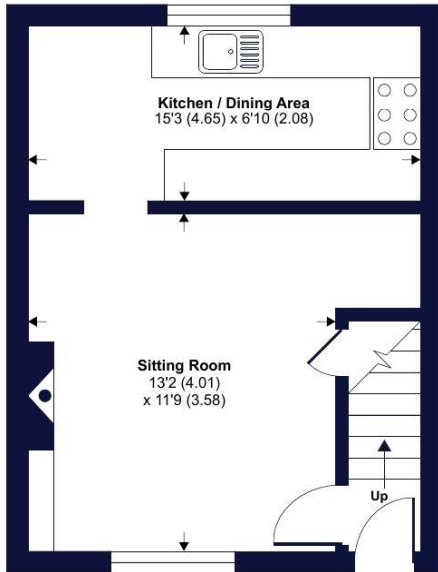
# Braggs Cottages, Penstone, Colebrooke, Crediton, EX17

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

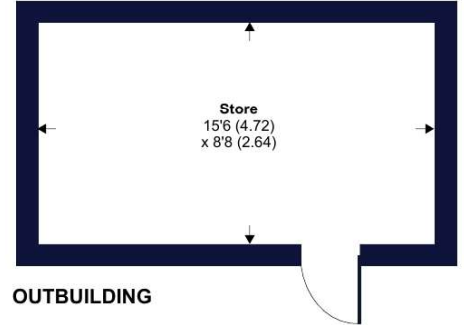
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

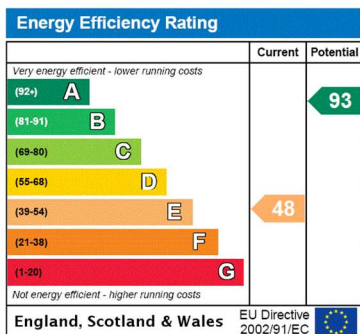


OUTBUILDING



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

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