



## Westcombe Hill Cottage, Colebrooke, Crediton, EX17 5DL

Guide Price £500,000

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

**Winkworth**

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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

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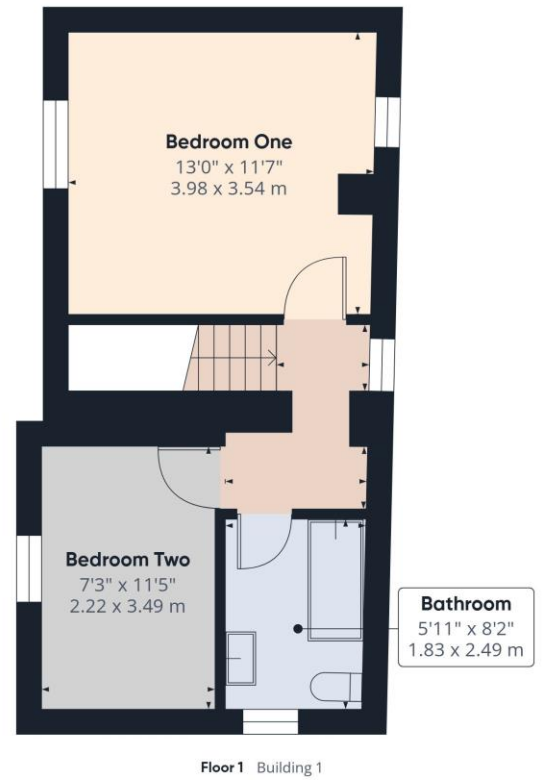


### AT A GLANCE:

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



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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