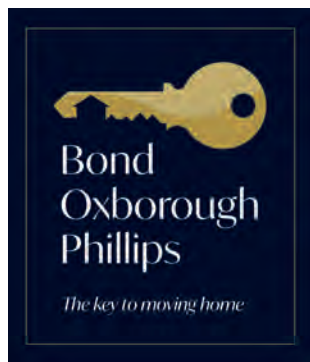
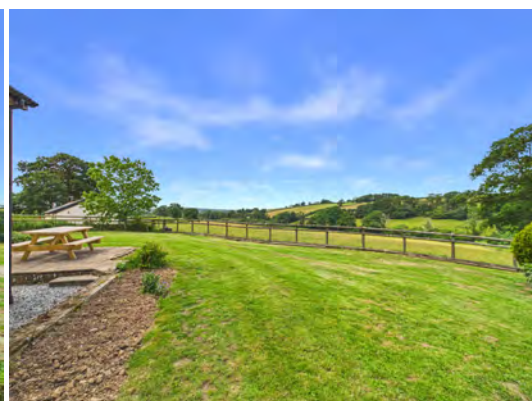




East Colehouse Broadwoodkelly EX19 8EH



Asking Price - £995,000



East Colehouse, Broadwoodkelly, EX19 8EH.

A hugely impressive equestrian residence, offering five bedrooms, four bathrooms and a shower room as well as a detached annexe / holiday let with impressive views of the surrounding countryside...



- Exceptional Equestrian Lifestyle Home
- Circa 8.25 Acres Fenced Paddocks
- Additional Land Available Separately
- Enclosed Secure Stable Yard
- Two Electric Watered Stables
- Space For Future Menage Development
- Parking For Multiple Vehicles
- Separate Lorry Trailer Parking
- Recently Redecorated Throughout Home
- Beautiful Original Flagstone Flooring
- Versatile Self Contained Annexe
- Council Tax Band -TBC
- EPC - F



An exceptional equestrian lifestyle opportunity set within the beautiful Devon countryside, East Colehouse offers the rare combination of a character farmhouse, superb equestrian facilities, approximately 8.25 acres of fenced paddocks, and versatile additional accommodation. With extensive space for horses, trailers, vehicles and further development potential, this impressive rural property provides the perfect setting for those looking to enjoy a genuine countryside lifestyle.

Situated on the outskirts of the picturesque village of Broadwoodkelly, East Colehouse is an enchanting unlisted farmhouse offering nearly 3,000 sq ft of accommodation, five bedrooms, five bathrooms and a self-contained unrestricted annexe currently operating successfully as a holiday let. The property combines traditional farmhouse character with modern comfort, all surrounded by stunning Devon countryside.

The equestrian facilities are a key feature of the property, comprising a well-maintained dual-bay stable block set within an enclosed and securely fenced stable yard. Both stables benefit from electricity and water supplies, with automatic water systems installed within each stable, providing excellent practicality for everyday horse care. The yard itself offers ample room for separate parking of lorries, horseboxes and trailers, while there is also further scope to extend the existing stable facilities if required.

The surrounding land extends to approximately 8.25 acres of fenced paddocks, currently used for hay production and providing excellent grazing opportunities. The generous acreage and practical layout offer outstanding potential for a variety of equestrian uses, with scope to install a manège and extend the existing stables and outbuildings, subject to the necessary planning permissions. Additional land may also be available by separate negotiation, further enhancing the property's exceptional equestrian appeal.

Approached via a large driveway, the property provides extensive parking for several vehicles, with additional dedicated space available within the stable yard for equestrian transport and equipment.

The main farmhouse itself is full of character, with beautifully maintained original features throughout. The ground floor immediately impresses with extensive flagstone flooring, recently waxed throughout, creating a warm and authentic farmhouse feel. The property has also been completely redecorated throughout, allowing the character features to truly stand out alongside the comfortable and welcoming accommodation.



Continued Description

The heart of the home is the impressive living room, featuring exposed wooden beams, natural stone walls and a large original fireplace, creating a wonderful focal point for family living and entertaining. Further reception rooms include a dining room, snug and breakfast room, each offering their own charm with exposed beams, fireplaces and traditional detailing.

The generous kitchen overlooks the rear gardens and surrounding countryside, providing a practical and social space with ample work surfaces and storage. A useful utility room is positioned at the opposite end of the property, offering additional practicality and access to a separate staircase leading to three of the bedrooms, making this area ideal for flexible family living or dual accommodation.

The first floor continues to impress with five spacious double bedrooms, accessed via two separate staircases. The rooms retain a wealth of character with exposed timber beams and impressive roof structures, complemented by four beautifully appointed bathrooms and an additional shower room, ensuring excellent convenience for both family and guests.

The Shippon provides a fantastic additional opportunity, currently operating as a highly rated holiday let and offering excellent flexibility for guest accommodation, extended family or additional income. The accommodation features a superb open-plan living, dining and kitchen space, a double bedroom overlooking the enclosed garden, and a contemporary shower room. Outside, the private garden and decked area provide the perfect space to relax and enjoy the surrounding countryside.

With its outstanding equestrian facilities, extensive land, potential for further development and beautifully presented character accommodation, East Colehouse represents a rare opportunity to acquire a versatile Devon country home offering both lifestyle and income potential.



East Colehouse is peacefully positioned on the edge of the sought-after village of Broadwoodkelly, approached via a private lane extending approximately 0.5 miles, offering a wonderful sense of privacy whilst remaining within easy reach of local amenities. Broadwoodkelly is a charming Devon village and civil parish, situated approximately 2.5 miles from the popular village of Winkleigh and around 10 miles north of the established market town of Okehampton.

The village has a fascinating history, with the local church dating back to the 15th century and featuring two historic piscinae believed to be around 700 years old. Broadwoodkelly remains a thriving community, with an active village hall originally built in 1876, formerly serving as the village school until 1945.

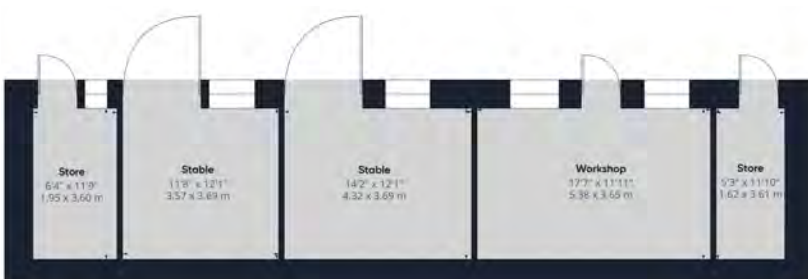
Nearby Winkleigh provides an excellent range of everyday facilities including village stores, Post Office, butcher, primary school, pre-school, public houses, veterinary surgery, doctors surgery and a village church. The village also benefits from a strong community spirit with activities centred around the community centre, village hall and sports facilities, alongside regular transport links to Exeter, Barnstaple and Okehampton.

Changing Lifestyles

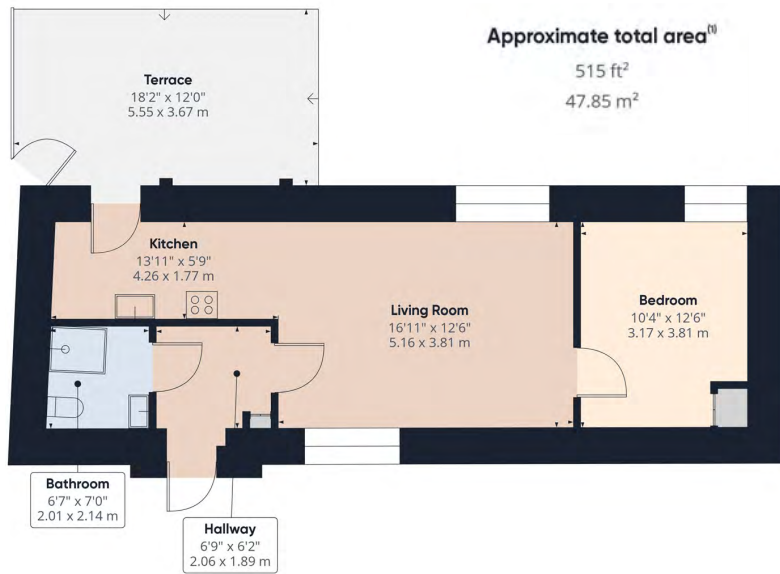


East Colehouse, Broadwoodkelly, EX19 8EH.

...from incredible surrounding views of rolling countryside, to designated acreage and paddocks all on your doorstep...



The Shippon





Approximate total area⁽¹⁾

2873 ft²

266.9 m²

Floor 0

Reduced headroom

110 ft²

10.2 m²



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