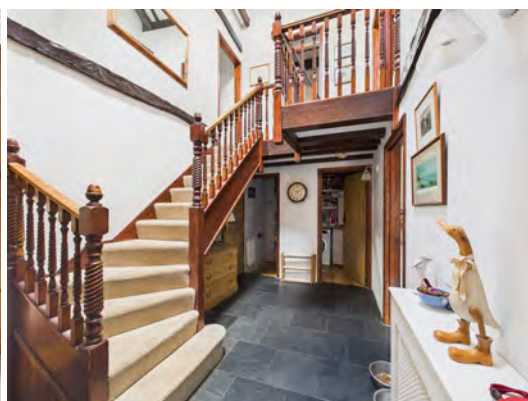


# Horreum Coldridge EX17 6BR



**O.I.E.O- £400,000**





# Horreum, Coldridge, EX17 6BR

Tucked away in a peaceful rural setting, this charming three-bedroom barn conversion offers a wonderful blend of period character and comfortable living, complete with a generous outbuilding, courtyard garden, and small paddock



- Beautifully Converted Three Bedroom Barn
- Spacious Living Room With Feature Fireplace
- Large Kitchen/Diner With Ample Storage
- Two Bathrooms Including One En Suite
- Character Features Throughout The Property
- Outbuildings With Conversion Potential
- Private And Enclosed Courtyard Garden
- Small Paddock Included With The Plot
- Peaceful Location With Countryside Views
- Plot Extending To Approximately 0.27 Acres
- Seamless Layout For Everyday Living
- Accessible Location Near Local Amenities
- Council Tax Band - C
- EPC - N/A



Tucked away in a peaceful rural setting, this charming three-bedroom barn conversion offers a wonderful blend of period character and comfortable living, complete with a generous outbuilding, courtyard garden, and small paddock — all set within a total plot of approximately 0.27 acres. Perfect for those seeking countryside tranquillity with scope for further development (subject to any necessary consents), this unique property offers a superb lifestyle opportunity.

The home itself has been thoughtfully converted and retains a wealth of original features, including exposed timber beams, a large inglenook fireplace, and beautiful stonework, all of which lend a warm and welcoming feel throughout. The spacious living room is a particular highlight — a fantastic family space with a wood-burning stove set into the feature fireplace, and French doors that lead out to the pretty courtyard garden, perfect for enjoying sunny afternoons or alfresco dining.

The ground floor also comprises a practical hallway with built-in storage, a well-proportioned kitchen/diner with ample units and worktop space, a utility room, and a cloakroom/WC. The layout ensures a lovely flow between rooms and provides both charm and functionality for everyday living.



Upstairs, the accommodation includes three bedrooms and two bathrooms. The principal bedroom is especially generous, with plenty of space for wardrobes and furnishings, while the two additional bedrooms are both well-sized and versatile, ideal for children, guests, or home working. There is a family bathroom as well as an en suite shower room to one of the bedrooms, offering convenience for family life.

Outside, the property really comes into its own. The courtyard-style garden is secure and easy to maintain, providing a perfect space to relax and unwind. Beyond this, the property boasts a substantial outbuilding which offers exciting potential — whether for conversion into ancillary accommodation, a home office, studio, or workshop (subject to the usual consents). There is also a small paddock area ideal for keeping a few animals, growing produce, or simply enjoying the outlook and extra space.

The total plot extends to approximately 0.27 acres and offers a lovely mix of private outside space and further potential, ideal for those looking to embrace a semi-rural lifestyle.

This delightful property is situated within easy reach of local villages and market towns, offering a great balance of peaceful countryside living and access to amenities. Whether you're looking for a forever family home, a weekend retreat, or a property with scope to adapt and grow, this attractive barn conversion could well be the one.



# Changing Lifestyles

Coldridge is a picturesque and peaceful village nestled in the heart of the Mid Devon countryside. Surrounded by rolling farmland and unspoilt views, it offers a true taste of rural living while still being within easy reach of amenities in nearby towns such as Crediton and Winkleigh. The village enjoys a strong sense of community and is ideal for those seeking a quieter pace of life, with beautiful walks, historic buildings, and a friendly atmosphere.

A more comprehensive range of facilities can be found in the nearby town of Okehampton with its good range of shops and services and three supermarkets including a Waitrose. Okehampton has schooling from infant to sixth form level and is situated adjacent to the A30 dual carriageway, providing a direct link to the cathedral and University City of Exeter with its M5 motorway, mainline rail and international air connections.



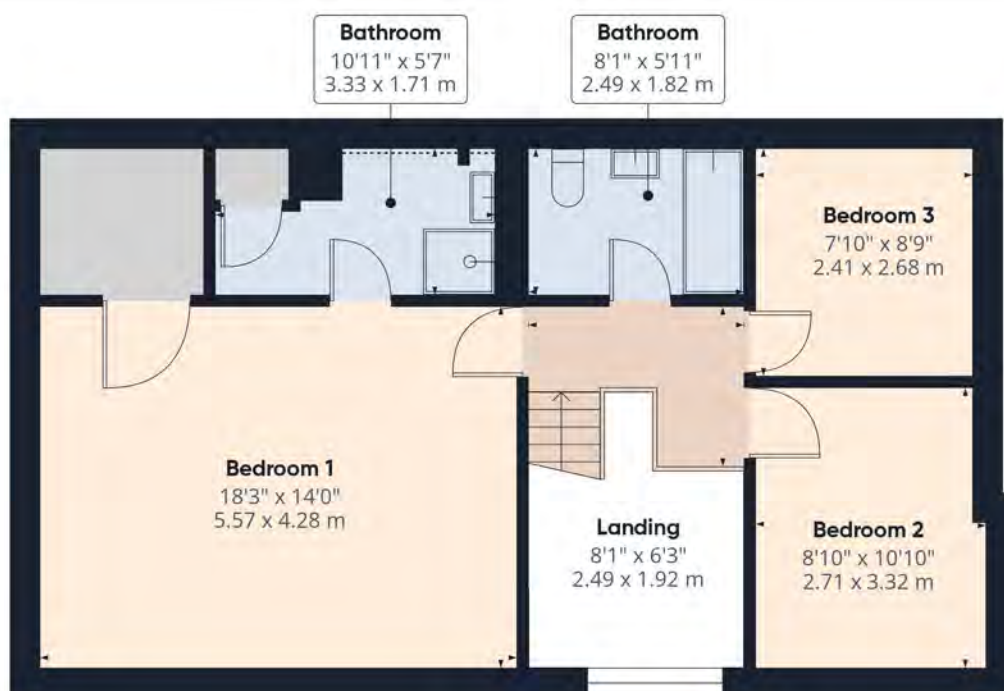
Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01837 500600**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0 Building 1



Floor 1 Building 1

**Approximate total area<sup>(n)</sup>**

1247 ft<sup>2</sup>

115.8 m<sup>2</sup>

**Balconies and terraces**

67 ft<sup>2</sup>

6.2 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>

0.6 m<sup>2</sup>

## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

**PLEASE NOTE:**

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.