

East Colehouse Broadwoodkelly EX19 8EH



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £1,000,000



East Colehouse, Broadwoodkelly, EX19 8EH.



A hugely impressive 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...

- Characterful Detached Home
- 2950sqft of Accommodation
- Offering Five Bedrooms
- Four Bathrooms & One Shower Room
- Beautiful Character Features Throughout
- Flagstone Flooring on Ground Floor
- Self Contained Annexe / Holiday Let
- Four Inglenook Fireplaces
- Stables and Paddocks (Circa 8.25 Acres)
- Additional Land Available via Separate Negotiation
- Rolling Countryside Views
- EPC - F



Imagine a property spanning nearly 3,000 square feet, featuring immense character and charm, offering five bedrooms and five bathrooms, and including a self-contained, unrestricted annexe/holiday let, all nestled within the rolling Devonshire countryside.

East Colehouse is situated in the picturesque countryside on the outskirts of Broadwoodkelly. This enchanting property provides an idyllic rural lifestyle. The main residence is a classic unlisted farmhouse with a slate roof and whitewashed walls, seamlessly blending traditional charm with modern comforts. The recently converted Shippon offers potential for dual accommodation or can serve as a thriving holiday let, as it is currently utilized.

Upon entering the ground floor of the main home, one is immediately struck by the immense flagstone flooring and exposed stonework. The heart of the home is the inviting living room, which exudes charm with its exposed wooden beams and natural stone walls. The room is highlighted by a large, original stone fireplace, one of four large fireplaces on the ground floor, creating a cozy atmosphere for cooler evenings. The stone-flagged flooring enhances the authentic farmhouse feel, while the double-aspect windows frame beautiful garden views. Additionally, there is a dining room, snug, and breakfast room, each with its own unique features, wood burner, and further beams and flagstone flooring.



The ground floor also includes a generous kitchen with views overlooking the rear gardens and distant farmland in varying shades of green. With ample worktop and counter space, it is perfect for creating lasting memories while cooking family meals and potentially dining in the same space. A useful utility room is situated at the other end of the home, with its own access point and a separate staircase leading to three of the five bedrooms, making it ideal for dual accommodation.

The upper level of East Colehouse is equally as impressive, offering five spacious double bedrooms access via two separate staircases. Three bedrooms access via one set of stairs while bedroom four and five are access via through the set of stairs located in the entrance hall. The character of the home shines through in these rooms, highlighted by the incredible features and exposed wooden beams and giant A-frames that lend a timeless charm. The upper level also includes four beautifully appointed bathrooms and an additional shower room that are arguably appointed to their own individual bedroom, ensuring ample convenience for family and guests.

Continued Description

Upon entering The Shippon, you will be welcomed by an expansive open-plan living area, meticulously designed to maximize both space and natural light. The seamless integration of the living, dining, and kitchen areas creates an inviting ambiance, ideal for both relaxation and entertaining. The double bedroom, situated at the far end of the property, provides a tranquil retreat overlooking the enclosed rear garden. A stylish shower room features sleek fixtures and a contemporary design, offering both comfort and elegance.

Step outside to the rear decked area, where you can unwind in the hot tub while enjoying the stunning views. The enclosed garden offers a serene space for relaxation and recreation, making it perfect for everyone. (Hot Tub not included).

The Shippon proudly holds a commendable 5.0 rating on Airbnb, a testament to its exceptional quality and the unforgettable experiences it offers.

Located immediately on your doorstep, East Colehouse has fenced paddocks that span approximately 8.25 acres to its disposal. Currently, it is mainly used for hay production which benefits the local community. Surrounded by expansive farmland, it offers a tranquil environment ideal for agricultural pursuits. The land is currently maintained and provides ample space for livestock grazing or continued hay cultivation. Additionally, there is potential for acquiring additional acreage through separate negotiations, which could further expand its agricultural or equestrian possibilities.

Included on the property is a well-maintained dual-bay stable block and a large workshop space with additional storage available at either end, offering essential shelter and storage space. This structure is versatile, accommodating horses comfortably or serving as a storage facility for agricultural equipment.

There is potential for additional land to be available if so required, via separate negotiation.



Changing Lifestyles

East Colehouse is located on the fringe of the local village of Broadwoodkelly down a private lane stretching just over 0.50km. Broadwoodkelly is a village and civil parish within the West Devon district of Devon. The village itself is situated roughly 2.5 miles from the popular village of Winkleigh & approximately 10 miles north of established market town Okehampton.

The local village church is known to date back to the 15th century, with two existing piscinae circa 700 years old! The village itself is very active, with the village hall being erected since 1876, previously noted as the former village school until 1945.

Winkleigh, amidst the rolling Devonshire countryside, offers of a good range of facilities including village stores, Post Office, butcher, primary school, pre-school, two public houses, veterinary surgery, doctors surgery and village church. There are a range of community activities for all ages based around the community centre, village hall and sports hall. The village also has good local transport services with daily buses to Exeter and Barnstaple and also a service to Okehampton.

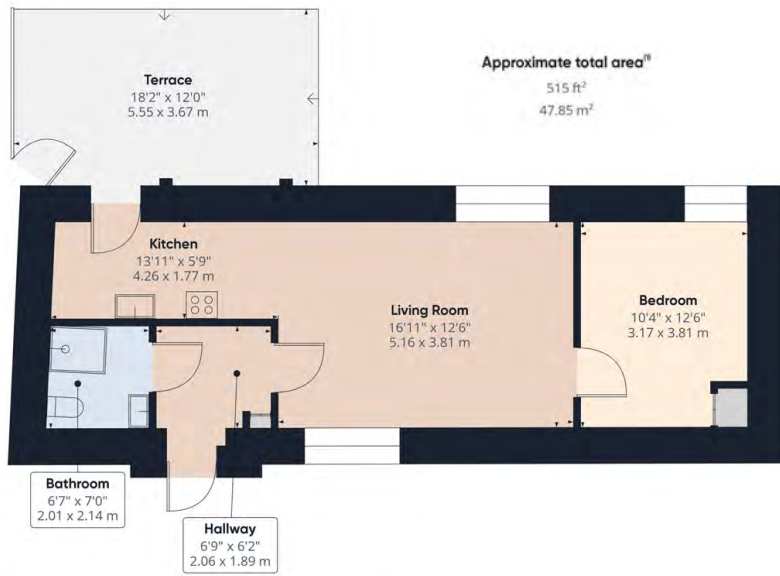


East Colehouse, Broadwoodkelly, EX19 8EH.

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



The Shippon



Approximate total area¹⁰

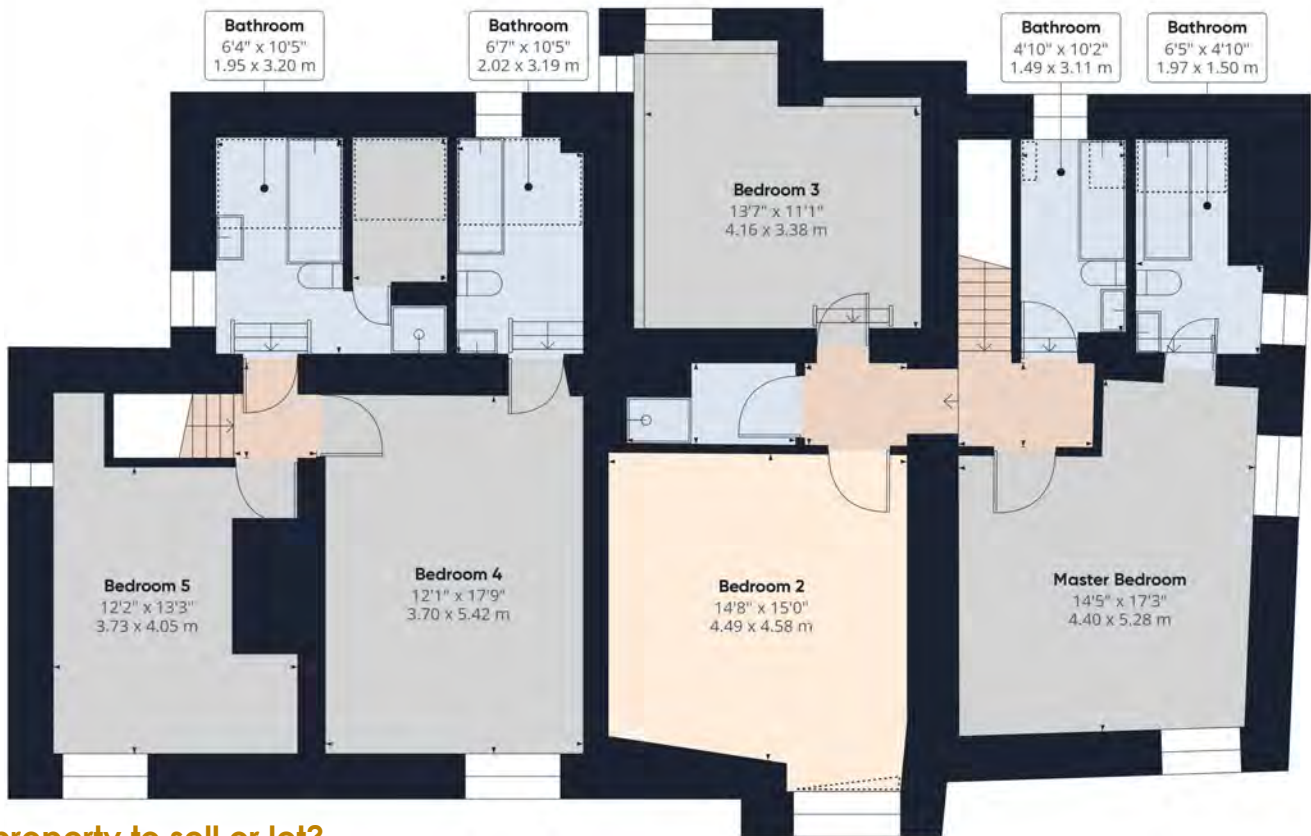
2950.06 ft²

274.07 m²

Reduced headroom

210.18 ft²

19.53 m²

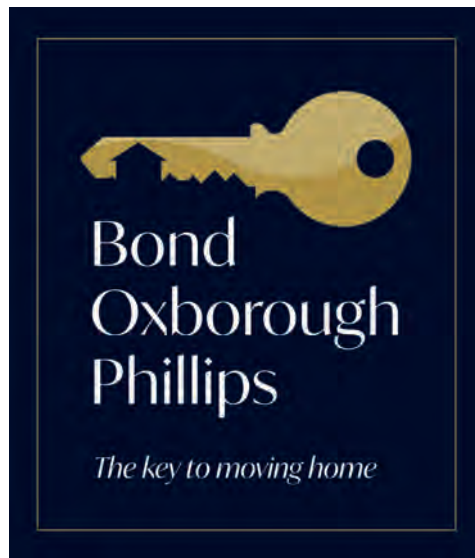


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