



## Poachers Cottage, Coleford, EX17 5DB

Guide Price £625,000

**HELMORES**  
SINCE 1699

# Poachers Cottage

Coleford, Crediton

- The Quintessential Grade II Listed Devon Cottage
- Fully detached & character features throughout
- Large mature gardens & grounds, inc. a South-facing lawn
- A haven for wildlife & fishing rights on the stream
- Double garage & gated parking for 5-6 cars
- Three double bedrooms (formerly four)
- Three reception rooms & two bath/shower rooms
- Modern kitchen & attached garden room
- Oil-fired central heating & two Inglenook fireplaces

Poachers Cottage, known locally as Poachers Pocket, is the quintessential detached Grade II Listed Devon cottage, built circa 1700. It is of cob construction under a thatched roof, and was completely rethatched 9 years ago. Poachers is situated on the edge of the village of Coleford, on the road leading to Colebrooke, where there is the Parish Church, perched on top of the hill. The cottage is surrounded by fields, and you can hear the lovely sound of running water from the meandering stream, which is set well down from the cottage, leads on to the island and forms part of the border on the eastern side. Coleford, with the New Inn and its delicious food and drinks, is a pleasant 500m walk away, the market town of Crediton (4 miles) is less than a 10 minute drive and you reach Exeter City Centre (12 miles) in under 30 minutes.





The spacious and character filled accommodation (circa 150sqm / 1,600sqft) includes three double bedrooms. There is a bathroom with a white suite, and a shower room. This was formerly the 4th bedroom and could be reinstated if wished. The ground floor includes a spacious living room & dining room. Both the rooms have beautiful Inglenook fireplaces & bread ovens, which, we understand, are still in working order. There is also a study/hobbies room. The bespoke kitchen was fitted 2 years ago. The kitchen has a slate floor and extensive work tops, and has an integrated twin oven and hob. There is an attached garden room which could easily be upgraded to a wonderful conservatory/sun room. (Subject to permissions. There is oil fired central heating throughout..

**OUTSIDE :** The gardens & grounds are a real feature here, it's a haven for wildlife with deer, otters, badgers, wood-peckers, pheasants, kingfishers and trout being regular visitors, with the occasional lost sheep for good measure!

The south-facing formal garden (25m x 11m) is a level lawn and completely private. At the end of this stretch is a small woodland area, full of snowdrops in the spring followed by bluebells and primroses. At the other side of the woodland area is a stable and tack room with access to the lane via a 5 barred gate. The path then leads to the rest of the grounds. (There are no public rights of way across any of the grounds). You really need to spend some time here to appreciate what's on offer, especially around the stream & across the footbridge to an idyllic island. There are mature trees throughout, plus a fruitful damson, pear & 2 apple trees. To the rear of the cottage is further space for gated off-road parking or garden area.



Finally, a long stone chipped parking area offers space for up to five cars, plus a detached double garage with a recently installed up and over electronic door, electronic key fob, light & power.

Please see the floorplan for approximate room sizes.

Current Council Tax: F (£3,165pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: Grade II Listed

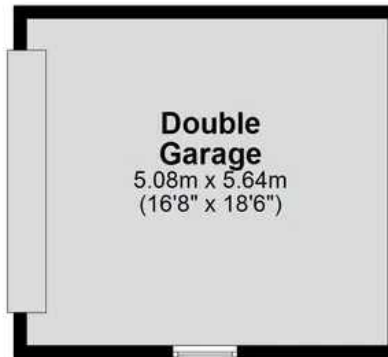
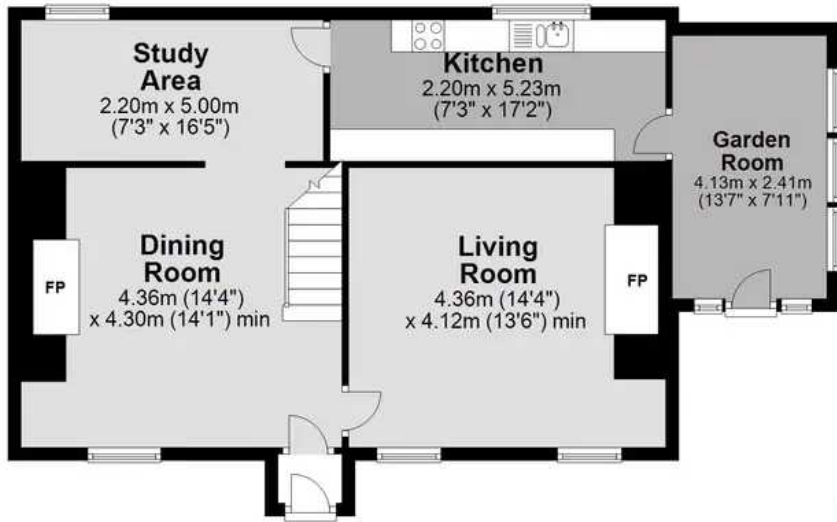
Tenure: Freehold

COLEFORD is a journey back in time, a prime example of a traditional Devon hamlet. It is a designated conservation area, with a whole host of irreplaceable listed cottages and buildings. It is also home to 'The New Inn', known locally for its outstanding food. It is no secret that Coleford is a beautiful village – but it is also fit for a king. King Charles I is said to have visited Coleford during the civil war, stabling his horses there on the 22nd of July 1644, and inspecting his troops from the porch of Spencer Cottage. The nearest market town to Coleford, for a selection of modern facilities is Crediton – 4 miles to the west.

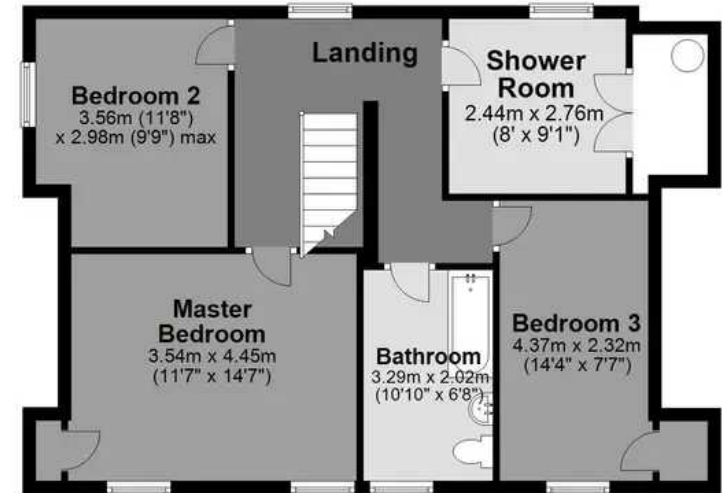
**DIRECTIONS:** For Sat-Nav use EX17 5DB, as you reach The New Inn, turn left at the junction towards Colebrooke and Poachers Cottage will be found after 0.3 miles on your left.



**Ground Floor**  
Approx. 78.7 sq. metres (847.5 sq. feet)



**First Floor**  
Approx. 68.2 sq. metres (734.6 sq. feet)



Total area: approx. 147.0 sq. metres (1582.0 sq. feet)





# Helmores

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