



The Oyster, Colebrooke, EX17 5JQ

Offers Over £600,000

HELMORES
SINCE 1699

The Oyster

Colebrooke, Crediton

- Spacious detached village bungalow
- Half acre plot backing onto fields
- South facing gardens
- 4 bedrooms and 2 ensuite shower rooms
- Separate bathroom with overbath shower
- Open plan kitchen/dining room
- Living room opening onto garden
- Modern décor and new kitchen/bathrooms
- Double garage and large parking area

Just as you leave the pretty and elevated village of Colebrooke with its church tower that can be seen for miles around is The Oyster. Originally built in the 1980's, it has recently undergone a programme of improvements which has transformed it into a bright, light and spacious property with some super outlooks onto the surrounding countryside. Sat in the middle of its generous half-acre plot, there's plenty of room to enjoy, whether it's parking, lawns or working gardens, there's room to enjoy it all.

The bungalow is a good size being over 1800sqft internally plus the attached double garage. There's very little for a new owner to do except to move in and start enjoying all on offer. There is electric heating and uPVC double glazing and the roof faces south so there's plenty of opportunity to add solar panels.





There's a spacious living room to one end with a wood burner and large sliding doors to outside. It's worth noting that a conservatory or garden room would be a wonderful addition from this room should it be desired (stp). The kitchen has been completely renewed and offers integrated appliances and plenty of storage space and we particularly love the double ovens! There's also a very useful matching utility room with door to outside. A central corridor leads from the entrance hall to the 4 double bedrooms with two of the bedrooms having modern en-suite shower rooms, and a spacious family bathroom is shared by the further bedrooms. The whole property has been updated and is presented in superb condition throughout.

Outside the driveway comes in from the village lane (initially the neighbour has a right of way to their drive) but it's owned by The Oyster, as is the area to the side of the drive which gives control over appearance of the entrance. Once into the driveway, there's ample parking for numerous cars (and room for motor homes/caravans/trailers) and an attached double garage has electric up and over doors and is great storage. To the side/rear of the garage is a useful utility area with room for bins/recycling and wood storage and then the garden opens up into lawn and paving with a lovely outlook to the surrounding and adjoining fields. The rear of the property faces south so it's a real sun trap and somewhat sheltered from the wind. There's a sunken pond and well which has been made into a beautiful feature. The remainder of the plot is lawns with hedging and pathways that lead back to the front.



Please see the floorplan for room sizes.

Current Council Tax: E (Mid Devon 2023/24 - £2785.27)

Utilities: Mains electric, water (metered), telephone and broadband,

Fastest broadband speed within this postcode: Up to 67Mbps

Drainage: Mains drainage

Heating: Modern electric heating and wood-burner

Listed: No

Tenure: Freehold

DIRECTIONS: From Crediton High Street, head west towards Coplestone and after approximately one mile of leaving the town, turn left at Barnstaple Cross as signed to Coleford. Follow the country lane for a couple of miles and pass The New Inn in Coleford and turn left at the t-junction. Continue for another couple of miles until you reach Colebrooke. Turn left at the church and the property will be found on the right marked The Oyster and The Old Vicarage.

What3words [///loaders.connector.hoped](https://www.what3words.com/#!/loaders.connector.hoped)

COLEBROOKE is a compact, pastoral village in the heart of a low-lying part of Devon; characterised by a gentler landscape, patches of dense broadleaf woodland and from time to time flourishing orchards. Its church is a key focal point, and famous for its connection to Henry Kingsley's novel 'The Recollections of Geoffrey Hamlyn'. Furthermore, it is the speculated home of the mythological 'Uncle Tom Cobley', a treasured character from the Devonian folk song 'Widcombe Fair'. It is said he was an "amorous bachelor" with fiery red hair. For a delicious, freshly prepared meal The New Inn in Coleford is only half a mile away. The village of Yeoford is 2 miles southward. This has another great local pub, The Mare and Foal - with a pleasant stream-side beer garden. In addition, there is a railway station and primary school. For a greater range of facilities, the market town of Crediton is a 10-minute drive away.



Ground Floor

Approx. 181.5 sq. metres (1953.3 sq. feet)



Total area: approx. 181.5 sq. metres (1953.3 sq. feet)

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