



Gribbles Cottage, Coleford, EX17 5DD

Guide Price £395,000

HELMORES
SINCE 1699

Gribbles Cottage

Coleford, Crediton

- Chocolate box Devon property
- Detached, Grade II Listed thatched cottage
- Village edge location (walk to the pub)
- 2 bedrooms and first floor bathroom
- Living room with woodburner
- Separate dining room/study
- Large private gardens
- Carport/workshop/stores

They don't come much prettier than this gorgeous Grade II listed cottage on the edge of Coleford. Well positioned only a mile or so from the A377 at Coplestone, Coleford is an idyllic village without being isolated so it's a great location. There's plenty of character throughout from the recently ridged thatched roof, exposed beams and a huge inglenook fireplace with a wood burner. There's electric heating (storage heaters) and single glazed windows although secondary glazing or new windows are an option for a new owner. There's mains water and mains drainage too. The front door gives access to a spacious living room with the large feature fireplace and a central staircase rises from the dining room. The kitchen is at the back with a door to the rear courtyard area with timber shed. Upstairs are 2 bedrooms and the bathroom with separate shower.





To the rear of the house is an attached lean to garage which is rare for this type of property and very useful for parking and/or storage, plus it maybe possible (subject to the necessary permissions) to utilise this space to create more accommodation but this hasn't been explored. Other than the garage, there's on street parking in a nearby layby and there is the possibility of using some of the extended garden to create parking (STP). The garden gate leads to a path to the front door and then rises through the well stocked banks with an abundance of plants, full of colour and then opens up into the first area of lawn. The hedge to the rear is the boundary and then a gap in the hedge gives access to the second area of garden. It's a very generous plot and those with green fingers will be able to create a wonderful garden. It's worth noting that the garden on the road frontage is extensive and somewhat unkept but with huge potential to improve.

Please note that this is a fantastic cottage in a wonderful plot and village. However, the price reflects that some people may want to update further.



Please see the floorplan for room sizes.

Current Council Tax: E (Mid Devon 2023/24 - £2733.27)

Utilities: Mains electric, water, telephone and broadband

Fastest broadband speed within this postcode: Up to 67Mbps (uSwitch)

Drainage: Mains drainage

Heating: Electric storage heaters and wood-burner

Listed: Yes Grade II

Tenure: Freehold

DIRECTIONS: From Crediton High Street, head west towards Copplestone. Go through Copplestone, turning left onto the A3072 (after the lights) towards Bow and then immediately left to Coleford. Follow this lane for approx. 1 mile and the cottage will be found on your right before reaching the centre of the village.

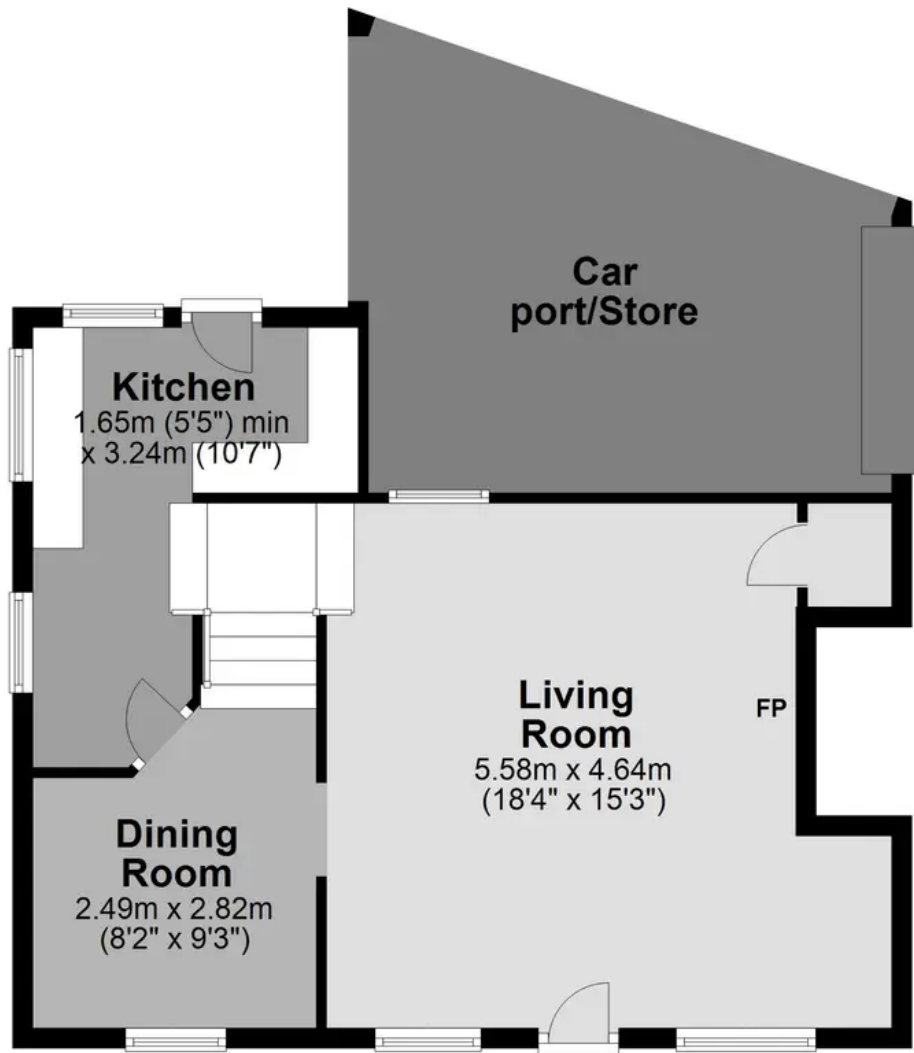
What3Words - [///enable.cure.witty](https://www.what3words.com/enable.cure.witty)

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 1 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 – 3 miles to the west.



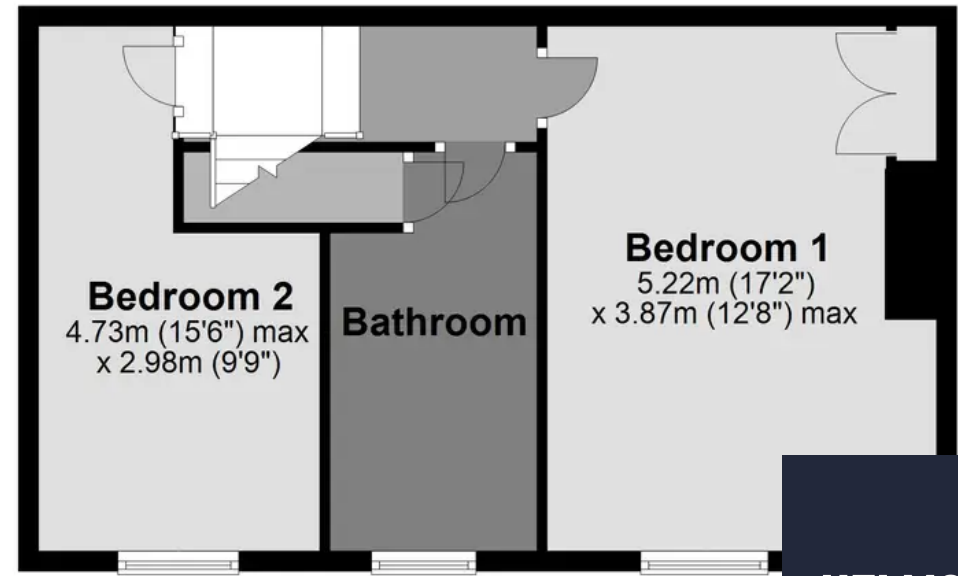
Ground Floor

Approx. 63.6 sq. metres (684.9 sq. feet)



First Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



Total area: approx. 110.8 sq. metres (1192.8 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.