



Burnells Coombe, Blackdown Cross, Crediton EX17 3QQ

Guide Price £700,000

HELMORES
SINCE 1699

Burnells Coombe

Blackdown Cross, Crediton

- Detached bungalow with amazing views
- 5 bedrooms with master ensuite and patio
- Large living spaces with plenty of light
- Kitchen plus utility and large porch
- Gardens and small paddock
- 1.3 acre plot in total
- Ample parking and double garage
- Stables, pens and stores
- Office, secure barns and yard
- Commercial permissions in place for running a business

This property will appeal to a range of buyers due to all that it offers. Located approx. 4 miles from Crediton and 4 miles from the A30 at Cheriton Bishop, it's a semi-rural property that's still accessible. The accommodation is in the form of a large (extended) brick bungalow with 5 bedrooms and good size living spaces. There are views, gardens, parking and numerous outbuildings that would suit most needs. Foremost it's a residential property sat in 1.3 acres. With its current set up, there are two zones, the "property" side gives living space with gardens and parking, a double garage, an office, stables and a small





yard and paddock. The “working” side provides a larger gated yard, large and secure barns as well as animal pens and enclosures, another paddock and some further open barns. It has permission for a business to be run from here although only if it’s needed.

The bungalow itself is large with plenty of light and has views to the West so the afternoon and evening sun is at the rear. There’s an entrance hall which keeps the 5 bedrooms to one half of the property with the master bedroom having its own ensuite shower room and double doors opening on to the patio. The 4 remaining bedrooms are all of a good size and served by an additional bathroom. There’s a living/dining room which is a brilliant space, again with the views and a wood-burner for those cosy winter nights. The kitchen is up to date and works very well with a central table giving flexible eating arrangements. There’s a utility room, further WC/shower room and an entrance porch for the storage of those essential boots and coats.

The driveway is accessed via electric gates and into a large parking area. The front garden is private and offers lawn and seating areas and a productive growing area. A pathway links to the rear garden with a raised patio to enjoy the views and then the lawned garden slopes away.

There’s a double garage (6.08m x 5.15m), a fully insulated office (5.9m x 3.08m - with commercial consent) and a stable block with a 2.9m x 2.9m stable and 2 further stores (previously stables).



In addition to the gardens and two small paddocks, ideal for a small number of animals and there's various pens and enclosures that can be utilised. A further gateway separates the property's driveway from the yard and here is further parking and storage, a larger steel barn (approx. 9m x 6m with agricultural use) and with two sets of twin doors. This is an excellent store or workshop. There are further barns too including the "cow shed" (approx. 5.4m x 5.8m) and the "lambing shed". It's worth noting that for those looking for more paddock, this could be easily achieved should the yard area be surplus to requirements. The property really does feel like a mini-farm with plenty of space to enjoy and all in an accessible position in Mid Devon.

Please see the floorplan for room sizes.

Council Tax: D (Mid Devon 2023/24 £2236.31)

Utilities: Mains water (non-metered), electric, telephone & broadband (Satellite or 4G gives +20Mbps)

Drainage: Private drainage (treatment plant)

Heating: Oil fired central heating

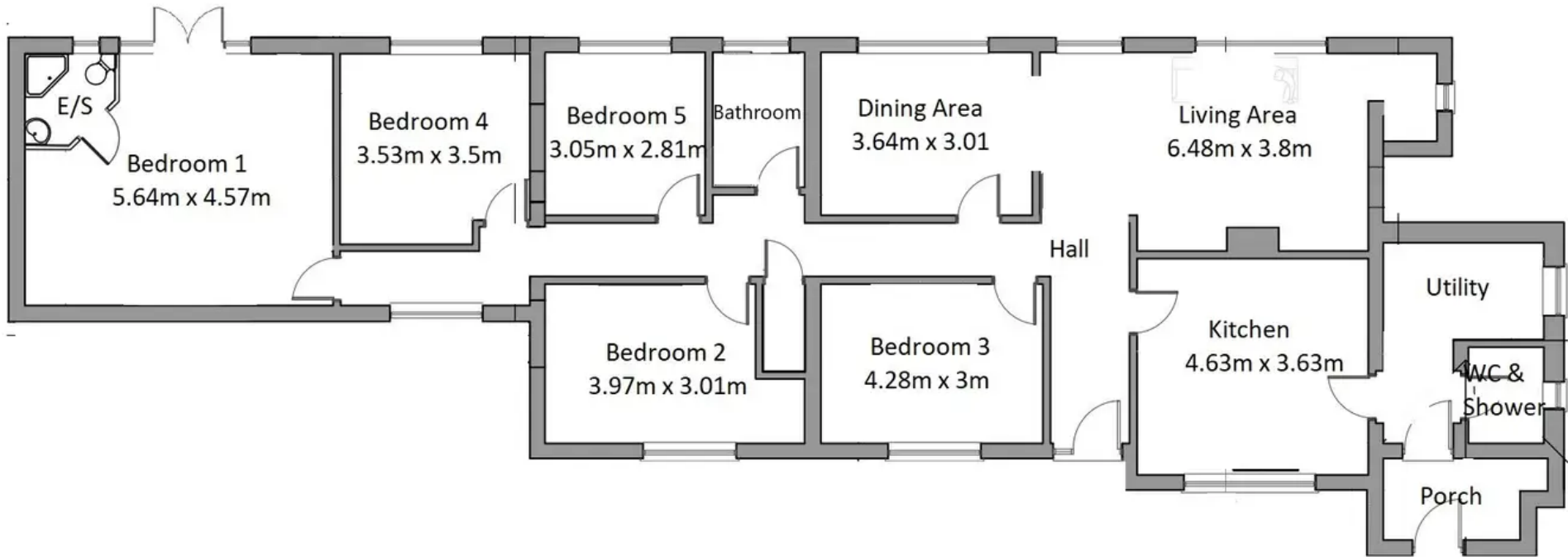
Listed: No

Tenure: Freehold

DIRECTIONS : From Crediton High Street, take the road from The Green towards Yeoford. After approximately 2 miles, turn left at Gunstone Cross as signed to Posbury/Tedburn. Follow this lane for approx. 1 mile, going over the river and railway bridge and bear left at the next junction as signed to Posbury/Tedburn. At the T junction, turn left and after approx. 1 mile, Burnells Coombe will be on your right just before reaching Blackdown Cross.

what3words: ///patrol.exchanges.blackouts







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.