



Burn Hills, Coleford EX17 5BZ

Guide Price £540,000

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Burn Hills

Coleford, CREDITON

- A large former farmhouse
- Desirable village just 3 miles from CREDITON
- 4 bedrooms and study
- Farmhouse kitchen, utility and shower room
- Living room with wood burner
- Large garden with village views
- Ample parking and outbuilding
- No chain

Coleford is a sought after village, just 3 miles from the market town of CREDITON and 2 miles from COPPLESTONE, where you'll find the nearest shop, plus bus and rail services to CREDITON and EXETER. The village is unspoilt with many of the houses being period and Grade II listed, it's preserved the pretty facades and character of this Mid Devon gem. There is a thatched pub which does great food and an attractive bridge adding to the setting. It's a village full of history and character whilst not being too isolated.

Burnhills is a large detached house occupying a prominent and central position within the village and takes advantage of an open aspect to the front, looking through the village and its a wonderful outlook. The house is Grade II listed and is of stone and cob construction with a slate roof. There is oil fired central heating and mains drainage, again a tick in the box for those looking for a period property with creature comforts. From the front is an entrance hall with access to the sitting room, a large room with windows to both ends and a feature fireplace housing a wood-burning stove.





To the rear of the sitting room is a useful store and an office or hobby room. The kitchen/dining room is again full of character with room for a large family table and plenty of storage. There's a utility area, rear porch and a very useful ground floor shower room close to the back door – ideal for country living and those keen on gardening! On the first floor, a central staircase rises to the landings with 4 double bedrooms with lots of built in storage and a family bathroom.

Outside, the front garden is quintessential picture postcard material. Setting it back from the village road and behind a small wall, a pair of central gates give access to the pathway leading to the front door. Planted flower beds give a splash of colour and the whole front elevation looks both inviting and grand. There is off-road parking to the side for 4 or 5 vehicles (a rarity for this village!) plus a very useful workshop/store which is ideal for garden tools, bikes or boards. A lower paved and partly covered area gives access to the back door and steps up lead to the paved patio, a huge vine (producing some tasty grapes this year!) covers the patio and gives a wonderful seating area for entertaining. The rear garden extends significantly to the rear with various different zoned areas. There is a separate vegetable garden with raised beds (also home to the oil tank) and on each tier, there are lawned areas with differing uses from children's play areas to a greenhouse and even just some well situated benches for taking in the views over the village rooftops. The garden rises up from the house to allow these wonderful views. A cleverly thought-out series of pathways link each tier of the garden to make it accessible as possible for all and for those who prefer the direct route, there are also timber steps in places!



In summary, Burnhills is a fantastic, large village house that isn't isolated, with parking and garden and there's no chain so it's ready for a new owner to move into and enjoy. Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon 2023/24 - £2785.27

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Fibre imminent Winter 2023 or hardwired for satellite receiver to top of garden (receiver not supplied)

Drainage: Mains drainage

Heating: Oil fired central heating

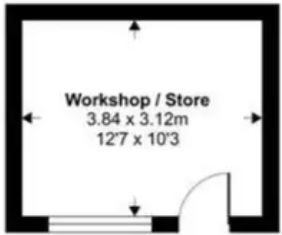
Listed: Yes Grade 2

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 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. DIRECTIONS : For sat-nav use EX17 5BZ and the What3Words address is ///modern.villa.hawks but if you want the traditional directions, please read on.

From Crediton, head West on the A377 towards Coplestone and after approx. 1 mile, turn left at Barnstaple Cross as signed to Coleford. Continue for 2 miles and as you enter the village, the property will be found on the left hand side.

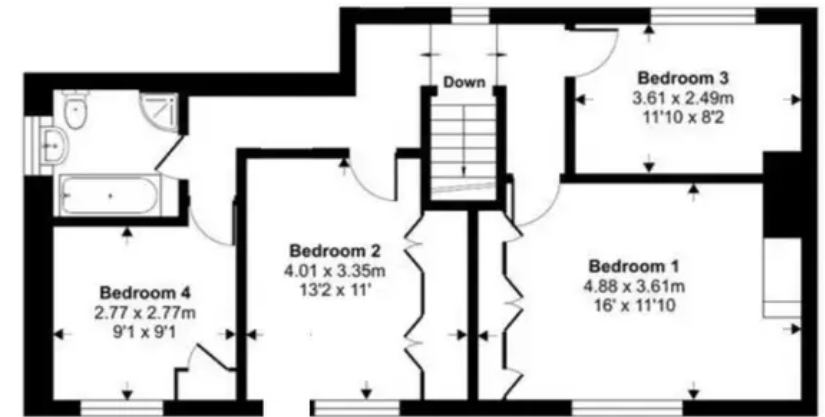




Outbuilding



Ground Floor



First Floor

Approx area of house only 1656 sqft / 153 sqm

Approx area of outbuilding only 129 sqft / 12 sqm

Approx total area 1785 sqft / 165 sqm



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