



Broomley Allerbridge, Coldridge EX17 6BD

Offers Over £325,000

HELMORES
SINCE 1699

Broomley Allerbridge

Coldridge, Crediton

- 4 bedroom semi-detached house
- Fantastic semi-rural location with stunning views
- Living room, dining room and kitchen/diner
- Utility and ground floor WC
- Electric heating and private water
- 0.2 acre garden plot with outbuildings
- Stable, garages and stores
- Ample parking and secured yard
- No onward chain

Sat in a generous plot and with some fantastic rural views, this is a house with a lot of space both inside and out. The house is semi-detached and sits adjacent to the B3220, just a short trip to the nearest rail and bus links and so it's not isolated. That said, it's 0.2 acre plot gives plenty of space to enjoy and with open views, it feels very open, particularly from the rear garden.

The house itself has a somewhat traditional layout with an entrance hall giving access to the living room with wood-burner, a separate dining room with a small study off (ideal for working from home without using a bedroom) and then a large understairs cupboard.





There is a kitchen/diner across the back which gives flexibility to create a second dining or sitting area and there is a useful utility and downstairs WC too. In all, plenty of well-laid out space on the ground floor. On the first floor are the bedrooms, with an ensuite shower room to one of them and a separate family bathroom.

The house sits on a corner plot, bordered by the neighbour on one side and a small country lane on the other side. There is access into a secured yard area with off-road parking and a garage is found to the side. There is a collection of outbuildings including further garage, stables and stores. Again, there is huge flexibility and potential to make use of these buildings. The rear garden has seating areas and is mainly lawn with some hard standings for kennels or sheds. The views from the first floor and garden look out onto the surrounding countryside.

Agents note: The water is filtered well water and drainage is split 3 ways between the chapel and next door (also owned by the chapel) meaning low water charges.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2023/24 - £2249.20

Utilities: Mains electric, private water, telephone & broadband



Broadband within this postcode: upto 67Mbps (uSwitch)

Drainage: Private drainage shared with 2 other properties

Heating: Electric heating and wood-burner

Listed: No

Tenure: Freehold

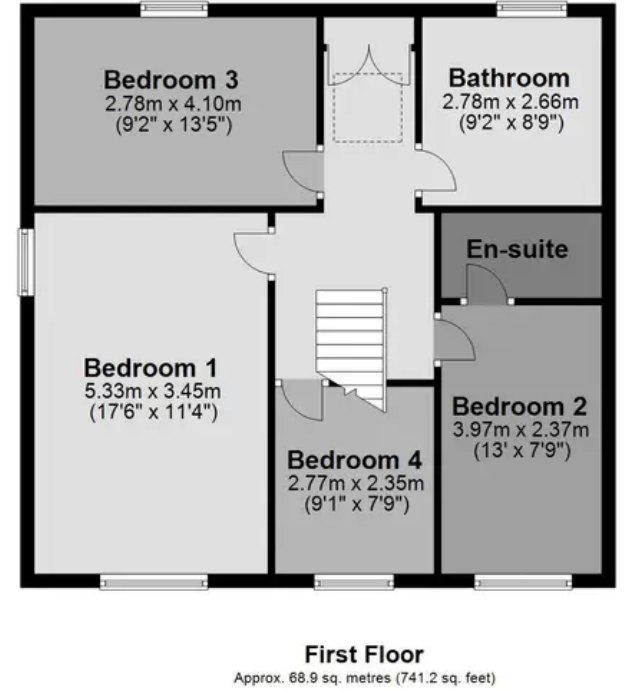
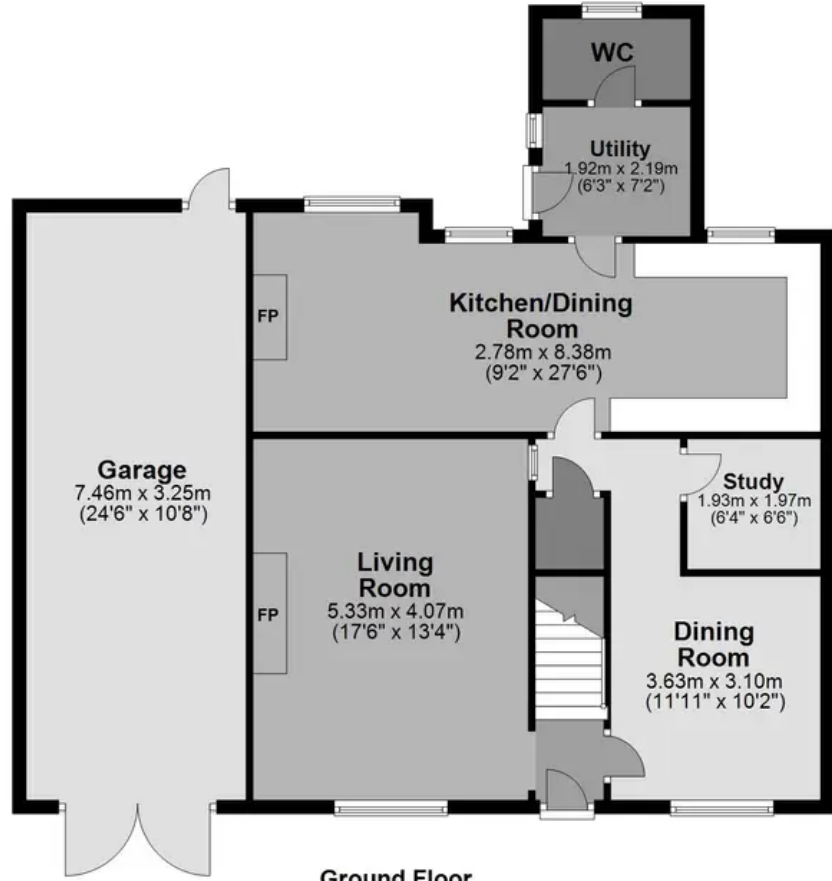
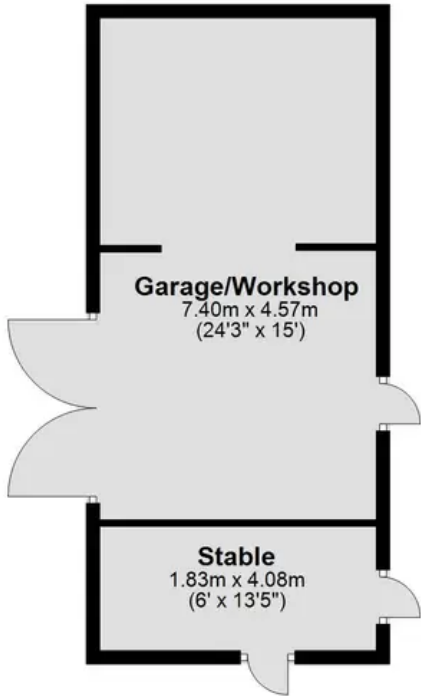
DIRECTIONS : For sat-nav use EX17 6BD and the
What3Words address is [///bandstand.sadly.daytime](https://www.what3words.com/#!/en/landmark/sadly.daytime.bandstand)

but if you want the traditional directions, please read on.

Leave Crediton and go through Coplestone and stay on the A377 towards Lapford. At Morchard Road, take the B3220 as signed to Winkleigh. After approx. 3 miles you will see the house on the right hand side, just past the chapel. For viewings, parking is available directly to the front.

COLDRIDGE is a secluded, undisturbed village not far to the north of Dartmoor National Park. Until the early 1900s it was known as 'Coleridge' – it is thought to mean the "ridge where charcoal is made", a sound conclusion, and once where there were wooded hills, now lie green pastures. It rests along the epic 'Two Moors Way', a trail that runs from Devon's South to North Coast – more than an idle wander. For access to a comprehensive choice of facilities the town of Crediton is 9 miles away, a short trip. The nearest train station is Morchard Road, 4 miles away – this sits along the Tarka Line that twists through some of the most scenic parts of Devon, through open country and hidden gorges from the City of Exeter all the way to Barnstaple.





Total area: approx. 146.1 sq. metres (1572.5 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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