



## Poachers Cottage, Coleford, EX17 5DB

Guide Price £575,000

**HELMORES**  
SINCE 1699



# Poachers Cottage

Coleford, Crediton

- The Quintessential Grade II Listed Devon Cottage
- Fully detached & character features throughout
- Large mature gardens & grounds, inc. a South-facing lawn
- A haven for wildlife & fishing rights on the stream
- Double garage & gated parking for 5-6 cars
- Three double bedrooms (formerly four)
- Three reception rooms & two bath/shower rooms
- Modern kitchen & attached garden room
- Oil-fired central heating & two Inglenook fireplaces

The character and charm of this beautiful Grade II listed house dates back hundreds of years. It's situated between the villages of Coleford and Colebrooke, which are pretty villages, not too isolated and there's public transport with bus and rail from Copplestone, approx. 3 miles away. There's a great local pub in Coleford too, which is a short and pleasant walk up the country lane. As well as the history and character, the house is also surprisingly light, a great feature for a property of this type and due to the front aspect being open and facing South. It's also worth noting that the ceiling heights are generous for a cottage. There is oil fired central heating and two large inglenook fireplaces with bread ovens.







On the ground floor, the two principal reception rooms overlook the garden and enjoy the plentiful light. The living and dining rooms are home to the inglenooks and the kitchen was recently refitted with a bespoke design giving a light and modern twist. To the rear of the ground floor is a utility room plus a study, making it a flexible and useable layout. On the first floor are the three double bedrooms, all facing the front and overlooking the stunning gardens, plus there's a spacious family bathroom and shower room (formerly the fourth bedroom). So an extra bedroom could be reclaimed if preferred.

Outside the gardens lie predominantly to the south with an additional area to one side. The setting, gardens & grounds are a real feature here - it's a haven for wildlife with deer, otters, badgers, woodpeckers, pheasants, kingfishers and trout all visiting the gardens. The gated drive leads in from the country lane, providing ample parking and leads to the detached double garage (with power, light and an electric door). In total, the plot extends to approx. 0.6 acres, so there is a real feeling of space. The main lawn is in front of the house with a separate gated entrance at the end of the garden which leads to a stable and tack room. The gardens have plenty of room to grow vegetables, and there are mature trees throughout, plus fruitful damson, pear & apple trees. There are various seating areas to sit and enjoy the fantastic gardens and rural views. The remainder of the land slopes to the stream at the bottom with a bridge over to an island and is finished off with a small area of woodland.



Agents note: The thatch was completely replaced in 2013 and had maintenance in 2024.



Please see the floorplan for approximate room sizes.

Current Council Tax: Band F - Mid Devon 2023/24 - £3440.66

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating and woodburners

Listed: Yes – Grade II

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 I 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.

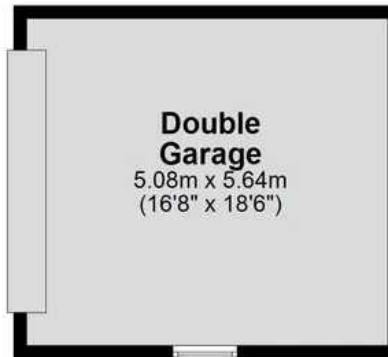
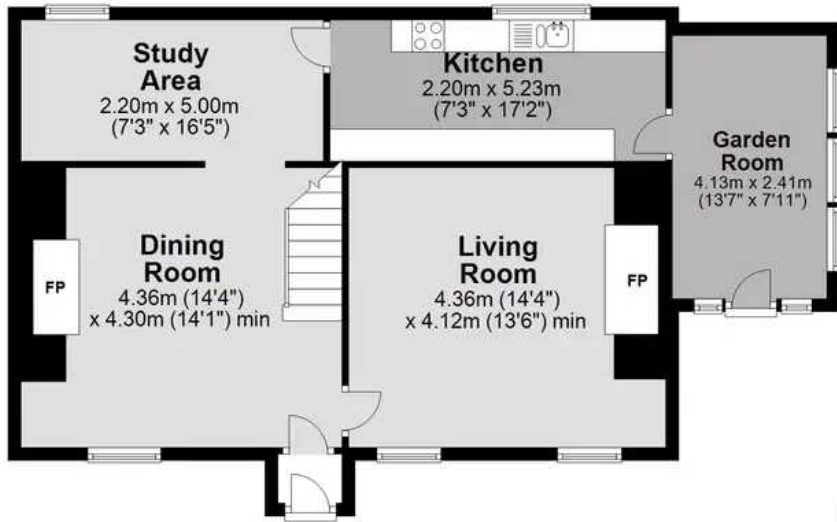
**DIRECTIONS** : For sat-nav use EX17 5DB and the What3Words address is [///conducted.spud.soldiers](https://www.what3words.com////conducted.spud.soldiers)

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

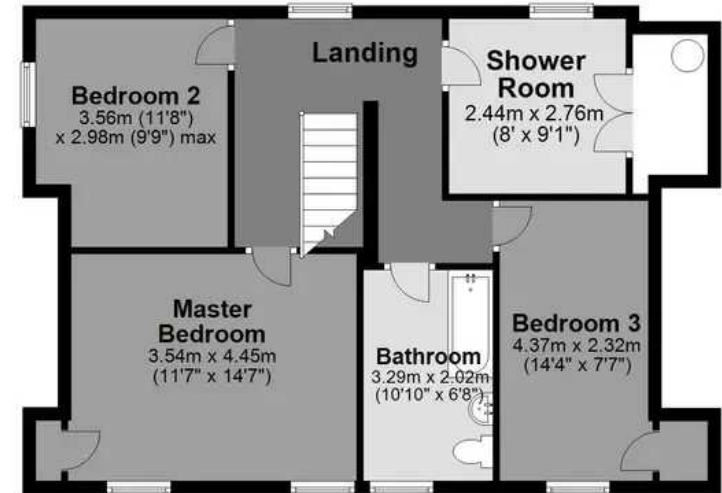
From Crediton High Street head towards Copplestone. After approx. 1 mile, at Barnstaple Cross, take the left turn signed to Coleford. Continue into Coleford, passing The New Inn and when you reach the junction, take a left towards Colebrooke. The house will be found after approx. 500m on the left.



**Ground Floor**  
Approx. 78.7 sq. metres (847.5 sq. feet)



**First Floor**  
Approx. 68.2 sq. metres (734.6 sq. feet)



Total area: approx. 147.0 sq. metres (1582.0 sq. feet)







# Helmores

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