



## Sunnybank, Coleford, EX17 5DB

Offers in Region of £279,500

**HELMORES**  
SINCE 1699



# Sunnybank

Coleford, Crediton

- Sought after village location
- 2 bedroom thatched cottage
- Living room with wood-burner
- First floor bathroom
- Walking distance to pub
- Shop, bus and rail less than 2 miles
- Recently redecorated inside and out
- No chain

Just 10 minutes from Crediton and less than 2 miles to Copplestone, with its shop, primary school, and both rail and bus links, is the sought after Mid Devon village of Coleford. It's a quiet, accessible and pretty village with miles of country walks surrounding as well as The New Inn, a thatched gastro pub with a large beer garden. It's an unspoiled part of Mid Devon without being isolated.



**HELMORES**  
SINCE 1699



Sunnybank is technically an end terraced property but its orientation and situation on the edge of the village makes it more like a detached cottage with its own front and side gardens, plus its own access in. It occupies a good sized plot which is a mix of lawn and paving, making it a private (the garden is slightly elevated from the country lane) and year round garden, ideal for those with pets or children! The cottage is Grade II listed which is no surprise in such a quintessential village. It's actually a generous footprint with a large living room (complete with wood-burner) and room for a table and chairs. The kitchen is also well fitted with ample cupboard and worktop space plus built in electric appliances and there's room for a table and chairs here too. Accessed from outside is a useful utility room which is ideal to keep things separate from the kitchen. On the first floor are 2 double bedrooms, the master with a large walk in wardrobe and the family bathroom is also on the first floor.

Outside, there's no off-road parking but parking is available on the road nearby which is unrestricted. There's a gated front path and a couple of steps leading to the front door and a pretty front garden with planted beds, lawn and an attractive stone wall. There are separate areas of lawn and paving, providing a large outdoor seating area and a range of small outbuildings, ideal for storage or even conversion to a home office etc.





Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2024/25

Approx Age: 1800

Construction Notes: Cob and thatched

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Up to 7 Mbps or +50Mbps via Starlink or Airband

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: Yes Grade II

Conservation Area: Yes

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 [///skies.count.travels](https://www.what3words.com/skies.count.travels)

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

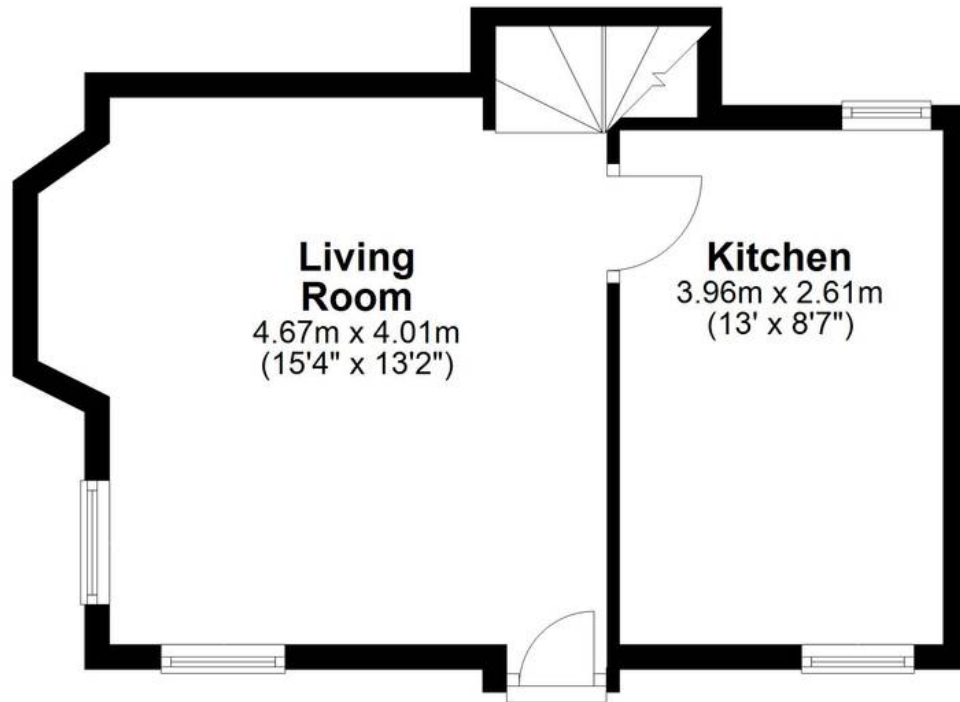
If in Crediton High Street, proceed West towards Coplestone and turn left at Barnstaple Cross as signed to Coleford. Continue on the country lanes until reaching the village and pass The New Inn on your right. At the cross roads, turn left and Sunnybank will be found on your right.





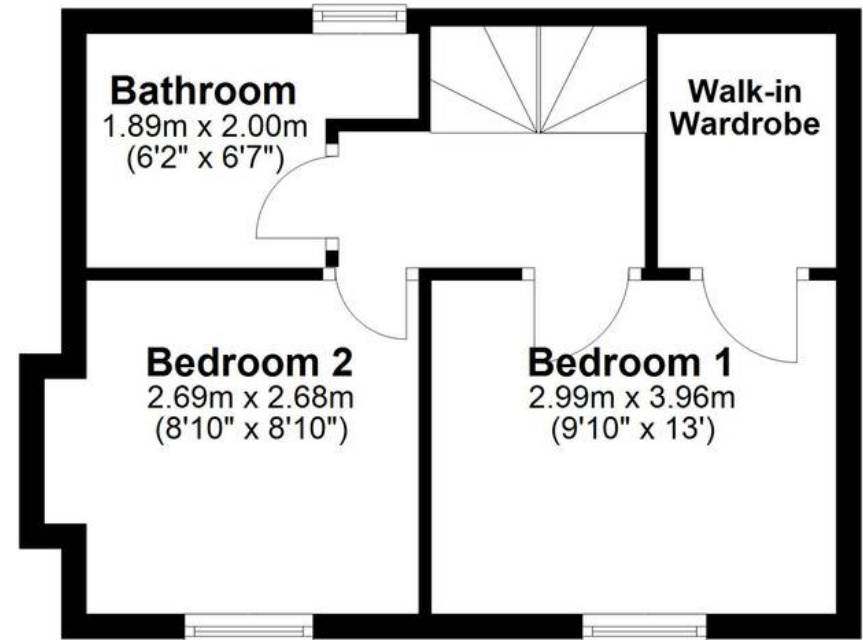
## Ground Floor

Approx. 30.6 sq. metres (329.5 sq. feet)



## First Floor

Approx. 31.0 sq. metres (333.9 sq. feet)



Total area: approx. 61.6 sq. metres (663.3 sq. feet)





## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://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.