



Hill Haven Cottage, Coleford, Crediton, EX17 5DE

Guide Price £425,000

Introducing this charming semi-detached property situated within a sought after village location with substantial gardens, two outbuildings/studios and fantastic views across adjoining countryside.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Hill Haven Cottage is a superbly presented four bedroom semi-detached property filled with character and charm, nestled in the heart of this picturesque village.

The accommodation boasts a wealth of character features including exposed beams and wooden floorboards throughout the ground floor, as well as a newly installed and highly efficient biomass heating system which is used to heat the house and hot water.

The property has been extended by the current owners to create a substantial and highly spacious family home. On the ground floor, as you enter the property, there is an entrance hall with separate entrances to the living room, dining/reception room and kitchen/diner. On the first floor, there are three good sized double bedrooms, a single room, which is currently being used as a home office, family bathroom and separate shower room. There is also a utility room which gives access to the rear garden.

Outside, the gardens are a true feature of the property and back onto open farmland giving the most incredible far reaching countryside views. The property further benefits from two studio / workshops in the garden, both fitted with woodburning stoves and power and one with water as well.

There are large areas of level garden laid mostly to lawn, with a variety of mature shrubs and trees making it a very private and useable space. There is a vegetable patch and an area of decking making a perfect space for al fresco dining or just sitting back and taking in the views! Steps lead down to a parking area where there is parking for at least two vehicles with on road parking available as well.

Please see floorplan for room measurements.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



AT A GLANCE:

Charming Semi-Detached House
Four Bedrooms
Biomass Heating
Superbly Presented Throughout
Extended Accommodation
Triple Glazing
Substantial South Facing Gardens
Two Studio / Workshops
Parking For At Least Two Vehicles
Sought After Village Location
Fantastic Views

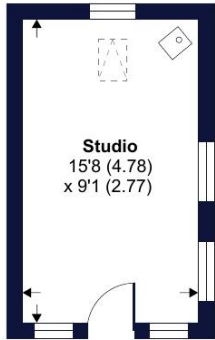
PROPERTY INFORMATION:

COUNCIL TAX: Band C
SERVICES: Mains Electric, Water & Drainage.
BROADBAND: ADSL (Asymmetric Digital Subscriber Line). Vendors currently use Airband.
MOBILE SIGNAL: Coverage May Be Limited
HEATING: Biomass Heating
LISTED: No
TENURE: Freehold

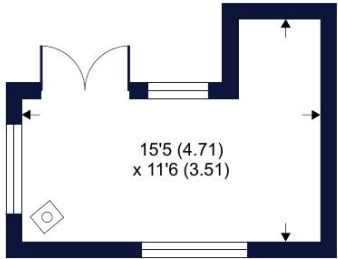
Coleford, Crediton, Devon, EX17

Approximate Area = 1356 sq ft / 125.9 sq m
 Outbuilding = 275 sq ft / 25.5 sq m
 Total = 1631 sq ft / 151.4 sq m

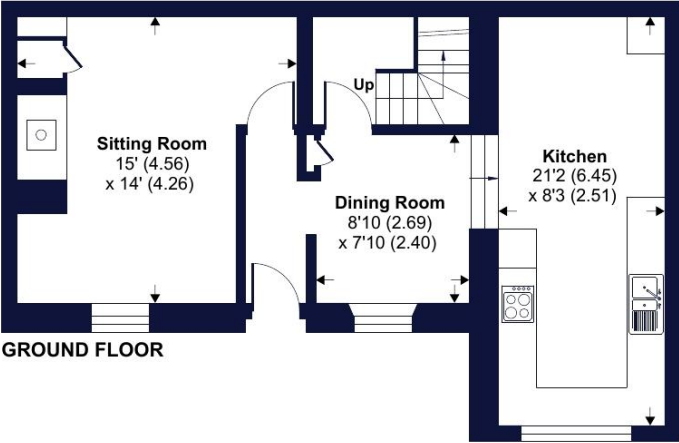
For identification only - Not to scale



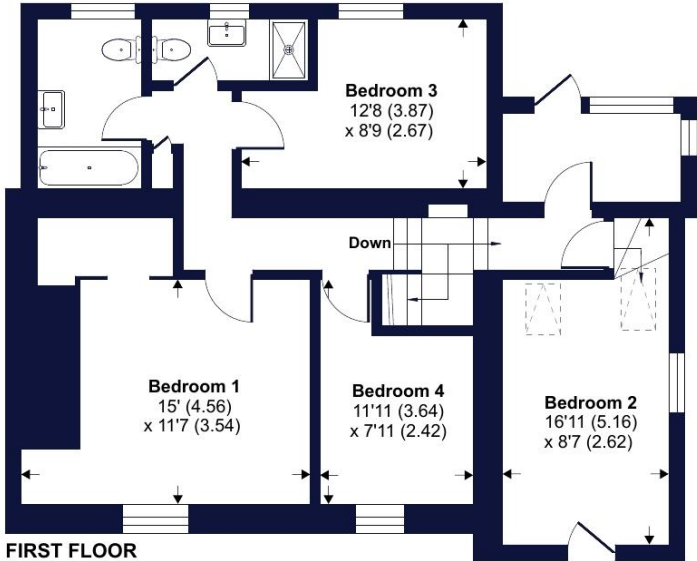
OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1126550



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



Crediton: 01363 773757
 crediton@winkworth.co.uk

Exeter: 01392 271177
 exeter@winkworth.co.uk

Tiverton: 01884 675 675
 tiverton@winkworth.co.uk