



Colehouse Farm

Broadwoodkelly, Winkleigh,
Devon EX19 8EH

A beautiful five bedroom
farmhouse with two separate
converted barns set in
approximately 56 acres of
its own land

Winkleigh 2 ½ miles, Okehampton 8 ½ miles,
Exeter 26 miles

Entrance hall | Open plan sitting/dining room
Lounge | Kitchen | Breakfast room | Utility room
Master bedroom with ensuite bathroom
Four further bedrooms, one ensuite | Two family
bathrooms | Further shower room

Two bedroom barn conversion | One bedroom
barn conversion | Ample parking | Large garden
Paddocks | Agricultural outbuildings

Colehouse Farm: EPC rating F
Granary Barn: EPC rating C
The Shippon: EPC rating G

In total approximately 56 acres



Location

Colehouse Farm is situated on the edge of the small village of Broadwoodkelly, which has a village hall and a 15th century church. The house is surrounded by its own land in a very private position with stunning open views over the rolling countryside of West Devon. The property is approximately 2 ½ miles from the large village of Winkleigh, which is able to meet most everyday requirements. The larger town of Okehampton, approximately 8 ½ miles away, lies on the northern edge of Dartmoor National Park. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains several banks and supermarkets including a Waitrose, as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. There is also a Post Office, doctor's surgery and hospital.

Exeter, approximately 26 miles away, offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants, including John Lewis and a Waitrose supermarket. Many primary and secondary schools can be found in Exeter whilst Exeter University is recognised as one of the best in the country.

The M5 motorway at Exeter provides links to the A38 to Plymouth or the A30 to Cornwall to the South and Bristol and London to the North and East. There are regular rail services to London Paddington from Exeter. Exeter International Airport provides an ever increasing number of domestic and international flights including two flights a day to London City Airport.









Colehouse Farm

Colehouse was the original farmhouse for the farm and was beautifully renovated in 2004 to create a warm and inviting five bedroom house. The house is full of charm with original exposed stone walls, flagstone flooring throughout the ground floor and vaulted ceilings in the bedrooms. There are also four inglenook fireplaces in the main living areas with wood burning stoves.

The accommodation comprises of an entrance hall with the main staircase which leads through to the open plan sitting and dining rooms, each with an inglenook fireplace and separated by the original plank and muntin screen. A door from the dining area leads through to a cosy dual aspect lounge, again with a wood burning stove. Down a couple of steps leads from the dining area and into the breakfast room with a utility room to the right, with fitted units and stable door access to one of the paved terraces.

To the left of the breakfast room is the main kitchen featuring a Rangemaster range, fitted wooden units and integrated dishwasher.

Upstairs are five bedrooms. Three are in the east wing of the house, accessed from the rear staircase leading up from the breakfast room. The master bedroom has an ensuite bathroom. Two further bedrooms are serviced by a shower room and family bathroom. The main staircase in the entrance hall leads to two further bedrooms in the west wing of the house, one with an ensuite bathroom and the other serviced by another family bathroom.





Granary Barn

Granary Barn is a two bedroom barn that was converted in 2008 by the current owners. Stable doors lead from the courtyard into the kitchen with fitted wooden units, granite worktops, integrated dishwasher and featuring a Rangemaster range. This leads through to the open plan sitting/dining room with a wood burning stove at each end of the room, exposed original beams, travertine tile flooring in the dining area and double doors leading out to the courtyard. Upstairs, off the galleried landing with an original stonework wall, are two double bedrooms with vaulted ceilings and wooden floors and the family bathroom.





The Shippon

The Shippon was renovated in 2013 and is a charming, and well-presented as a one bedroom cottage which is currently let out as a holiday cottage. Situated just off the parking area The Shippon has exposed beams and bamboo floors.

The accommodation comprises of an entrance hall with a shower room to the left and the main living space to the right with an open plan sitting and dining area and a galley kitchen with fitted units, integrated washing machine and dishwasher and access to a terrace, ideal for a drink in the sun whilst enjoying the peaceful surroundings. The bedroom is a good size and also enjoys the uninterrupted views.





Colehouse Farm

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Outside

Colehouse Farm is approached over a hedge lined long private drive over its land and through an electric entrance gate, leading to the front of the Farmhouse, the two converted barns and outbuildings. There is ample parking here for several cars.

There are gardens to the front and rear of the Farmhouse, mainly laid to lawn and surrounded by flowering borders and established shrubs and trees. There are paved terraces and seating areas to the rear of the house, ideal for 'alfresco' dining and barbeques, which make the most of the peaceful countryside and the views. There is a separate, stone built storeroom to the rear of the house for the oil tank and boiler with a handy boot room and gardeners WC attached.

Outbuildings

Accessed from the main drive and through double gates the agricultural barns sit opposite Granary Barn. Hard standing to the front provides parking and access to the main barn.

The barn has a concrete floor and block walls and is currently used for farm machinery storage and garaging. An open fronted barn and stable, sits to one side. On the other side is a further lean to corrugated iron and block barn, these all have electric, lights and water. There are further gardens behind the lean to with a greenhouse, polytunnel and area of orchard and lawn.

Adjacent to the Granary Barn is a barn currently used as an office and with a boarded first floor used for storage. Another two story barn sits opposite The Shippon and has been used for storage but could be converted to provide another good sized residential barn, subject to the relevant planning permissions.

The Land

The property is approached over a private drive and sits in the middle of approximately 56 acres of its own land.

The land is formed of a mixture of pasture and recently planted woodland. The woodland has been planted on a Woodland Grants Scheme



program and further information is available from the vendor's agent. The pasture land has been let on a grazing license and the fields are well supplied with water.

General

Services: Mains electricity and water. Oil fired central heating. Private drainage shared between the properties. LPG gas in The Shippon.

Local Authority: West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock, Devon PL19 0BZ.

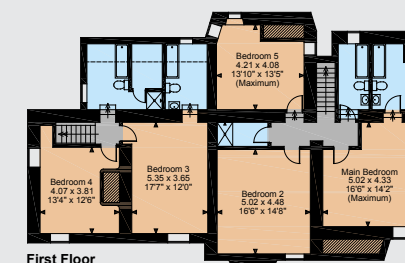
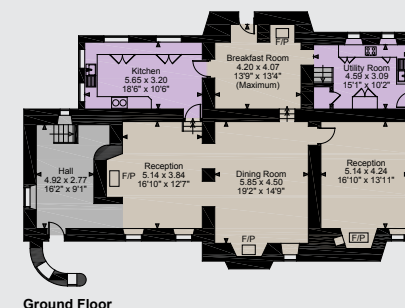
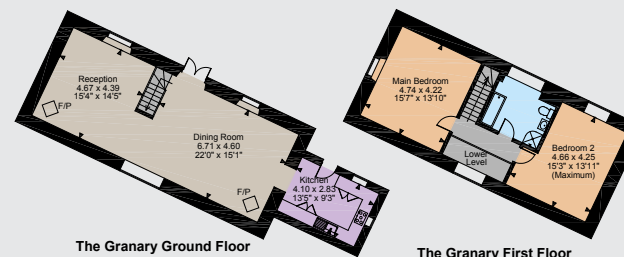
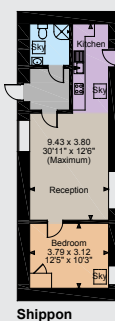
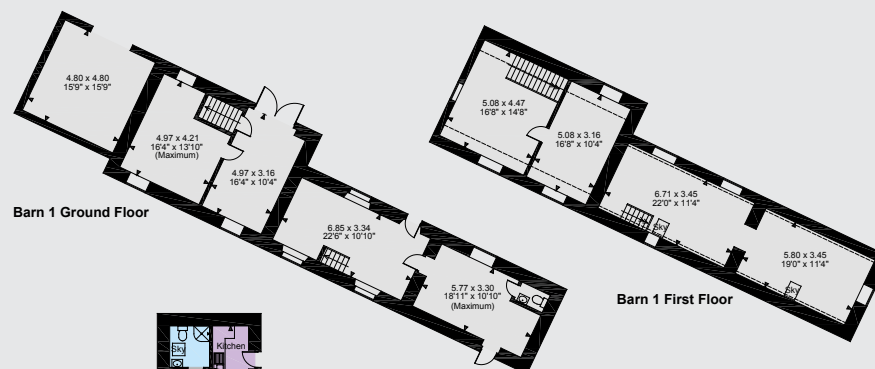
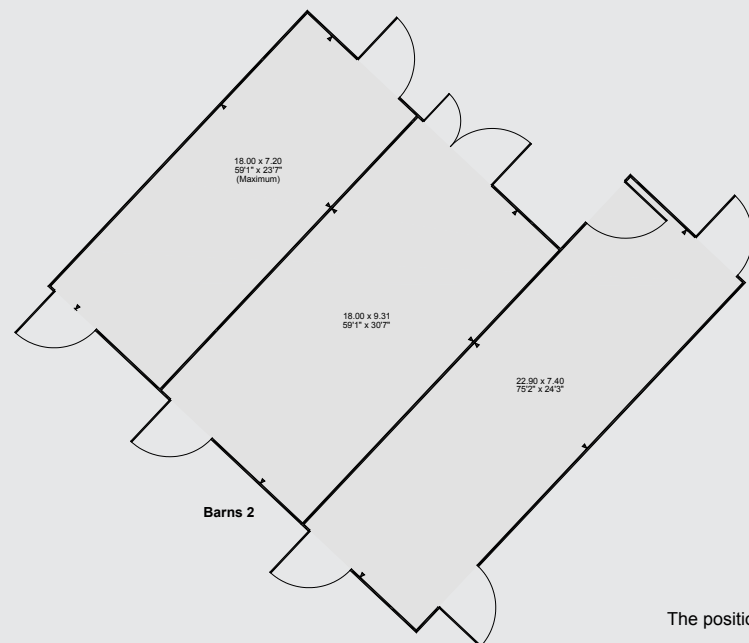
Directions

Join the A30 and proceed towards Okehampton and take the slip road left at Whiddon Down junction signposted Winkleigh A382, proceed for ½ mile and turn right signposted A3124 Winkleigh.

Stay on the A3124 until you reach the T junction turn left signposted to Winkleigh continue for ½ mile and turn right signposted for Winkleigh. Continue on this road for 1 mile then turn right then first left following the signpost to Winkleigh, after approx. 3 miles turn left at the Broadwoodkelly sign. Drive through the village and upon leaving the village continue for 1 mile then turn right at the signpost Brixton Barton. After 200 metres turn left at the signpost Brixton Barton/Colehouse. Continue past Brixton Barton Farm & cottage and pass through the wooden 5-bar gate and down the farm road for about ¼ mile to Colehouse Farm.

Floorplans

Main House internal area 3,345 sq ft (311 sq m)
 Barn 1 internal area 1,713 sq ft (159 sq m)
 The Granary internal area 1,321 sq ft (123 sq m)
 External Room internal area 248 sq ft (23 sq m)
 Shippon internal area 524 sq ft (49 sq m)
 Barn 2 internal area 5,062 sq ft (470 sq m)
 For identification purposes only.



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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