



Youngs Farm  
Colebrooke

## A beautifully-presented home with versatile accommodation and picturesque countryside views, set in just under an acre

A stylishly appointed barn conversion offering over 3,000 sq ft of flexible living accommodation, combining character features with contemporary design. Set in just under an acre with far-reaching rural views, it includes a detached barn with planning consent and is positioned in the quiet village of Colebrooke, just five miles from the market town of Crediton, with excellent road and rail links nearby.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS + W/C**



**DOUBLE CARPORT + BARN**



**0.8 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**3,081 SQ FT**



**ASKING PRICE £825,000**



### The property

Youngs Farm is an imaginative and sensitively executed conversion of three traditional barns, comprising a 19th-century granary alongside two earlier stone, brick and cob barns, all beneath slate roofs. Externally, the property features attractive white rendered and brick elevations, while internally it combines modern bespoke fittings with character features including exposed brickwork and painted timber beams. The layout offers excellent versatility and presents excellent opportunity for multi-generational living, with potential to divide the accommodation into two separate dwellings if desired.

A welcoming and spacious entrance hall with Cumbrian slate flooring leads to a reception area with a downstairs cloakroom. The accommodation flows into a bright dual-aspect sitting room with solid oak flooring and a contemporary Italian pellet stove. Double doors open into the impressive, light-filled sun room with its full-height windows and skylights, designed for year-round use and enjoying far-reaching views across the surrounding landscape with sliding

doors providing access to a raised decking area. Upstairs there are two double bedrooms of similar proportion, as well as a modern bathroom. A further doorway from the reception area leads into the heart of the home: a 26ft, triple-aspect kitchen and dining room with farmhouse-style units, a vaulted ceiling, exposed brickwork, solid ash flooring, an Aga, full-height windows and a door opening onto the walled courtyard garden, allowing for an abundance of natural light throughout. There is a secondary kitchen or utility room adjoining the main kitchen, which is fitted with modern units and offers space for a breakfast table and further home appliances. This leads into a double-height rear entrance hall with ash flooring and internal access to the carport. There are two ground-floor bedrooms, a family bathroom with a bath and walk-in shower, and a separate WC. Stairs rise to a galleried landing with a sitting area overlooking the kitchen, plus a spacious double bedroom with a vaulted ceiling, dual skylights and an en suite shower room with a walk-in shower. This section of the property offers the possibility to divide the home into two self-contained dwellings.



## Outside

Approached via a gravel driveway, the property offers ample space for parking, along with a double carport. The walled courtyard garden features gravel terracing with a central lawn, while a lower yard provides access to the detached barn, which benefits from planning permission for conversion into a three-bedroom dwelling. Currently, the barn is arranged with two stables, a feed room, a storeroom and two large first-floor workshops, offering exciting potential for future development. The main garden area to the south includes a timber deck ideal for al fresco dining, alongside a generous lawn that gently slopes away to reveal breathtaking countryside views. In total, the grounds extend to 0.8 acres and include a variety of mature trees, shrubs and flowering borders.



## Location

The property lies in an idyllic position in the small village of Colebrooke, surrounded by pretty Devon countryside. The village has a parish church and a village hall, while less than a mile away there is a well-regarded pub in the nearby village of Coleford. Further amenities are found in the neighbouring village of Yeoford, such as a railway station, post office, community hall and a primary school. The bustling market town of Crediton is just 5 miles away, providing access to a comprehensive range of everyday facilities, including churches, primary schools, banks, a post office, supermarkets, a leisure complex, library, GP surgery, railway station, Queen Elizabeth's secondary school and a traditional high street with independent shops, cafés and eateries. The town hosts a twice-monthly farmers market selling fresh and local produce. Exeter, less than thirteen miles away, is the most thriving city in the southwest. It offers a wide choice of cultural activities with the theatre, museum, arts centre and a wealth of decent high street and independent shopping and restaurants, plus a wide choice of supermarkets. Many primary and secondary schools can be found in Exeter, including Exeter School and The Maynard.

The area is well connected by road, with the A377 providing access towards Exeter, while rail services to Exeter St. Davids are available from Yeoford or Crediton, where connections can be made to London Paddington and London Waterloo.

## Distances

- Yeoford 1.7 miles
- Copplestone Farm Shop 2.2 miles
- Crediton Town Centre 5.0 miles
- Dartmoor National Park 7.7 miles
- Exeter Town Centre 12.9 miles
- M5 motorway 16.5 miles
- Exeter Airport 19.7 miles

## Nearby Stations

- Yeoford
- Copplestone
- Crediton

## Nearby Schools

- Yeoford Community Primary School
- Copplestone Primary School
- Crediton Haywards Primary School
- Queen Elizabeth School
- St Wilfrid's School
- Exeter School
- The Maynard





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

Total internal area 4,549 sq ft (422 sq m)

For identification purposes only

## Directions

EX17 5JH

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## General

Local Authority: Mid Devon District Council.

Services: Mains electricity and water. Private drainage which is compliant with current regulations.

Council Tax: Band C. EPC Rating: E.

Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

## Exeter

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