



11 Coles Court, Ashreigney, EX18 7LH

Guide Price **£400,000**

11 Coles Court

Ashreigney, Chulmleigh

- Executive style village property
- 4 bedrooms with 2 ensuites
- Completely renovated by current owners
- Stunning kitchen/diner
- Parking for 3 vehicles & integrated garage
- Gas central heating & uPVC double glazing
- Stunning views out to the church & countryside
- Enclosed easy to manage garden
- Lovely countryside walks nearby
- Small development

Set within a small development of just 12 homes, this beautifully presented four-bedroom detached house has been significantly updated by the current owners since 2021. The ground floor has been opened up to create a sociable kitchen and dining space, with the separate lounge providing a comfortable second reception area and direct access through to the kitchen.

The 2022 kitchen combines cashmere high-gloss, handleless units with white quartz worktops and a grooved drainer and backboard. Integrated appliances include a Neff eye-level double oven and dishwasher, together with an AEG induction hob and extractor. There is space for a fridge/freezer. Patio doors and a large picture window bring plenty of natural light into the room, with views across the garden towards the historic St James's Church. The lounge has a bay window and inset gas fire, while an integral garage provides useful utility space and room for storage.





Upstairs are four bedrooms, including a generous master with a modern en-suite large shower room, and a second rear-facing double bedroom enjoying views towards the church and beyond. A further double bedroom has fitted wardrobes and its own en-suite shower room, while the fourth bedroom is currently used as a home office. The family bathroom was renovated in 2023 and the loft has been improved with insulation, lighting, raised boarding and a new fold-down ladder.

Outside, the front provides parking for three vehicles and has been landscaped with decorative stone, mature shrubs and planted borders. The rear garden is accessed to the side and from the kitchen-dine, it's fully enclosed with a patio seating area and a further area with mature borders and artificial grass providing a well presented and easy to maintain space. There is also a garden shed. The property benefits from UPVC double glazing, a gas boiler installed in 2022, mains gas, water and drainage, and a replacement hot water cylinder.

With its updated accommodation, four-bedroom layout and attractive outlook towards the village church, this is a practical modern family home with plenty of space for everyday living and working from home.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Torridge 2026/27 - £2558.02

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 900Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Standard

Listed: No

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundaries, Access & Parking:

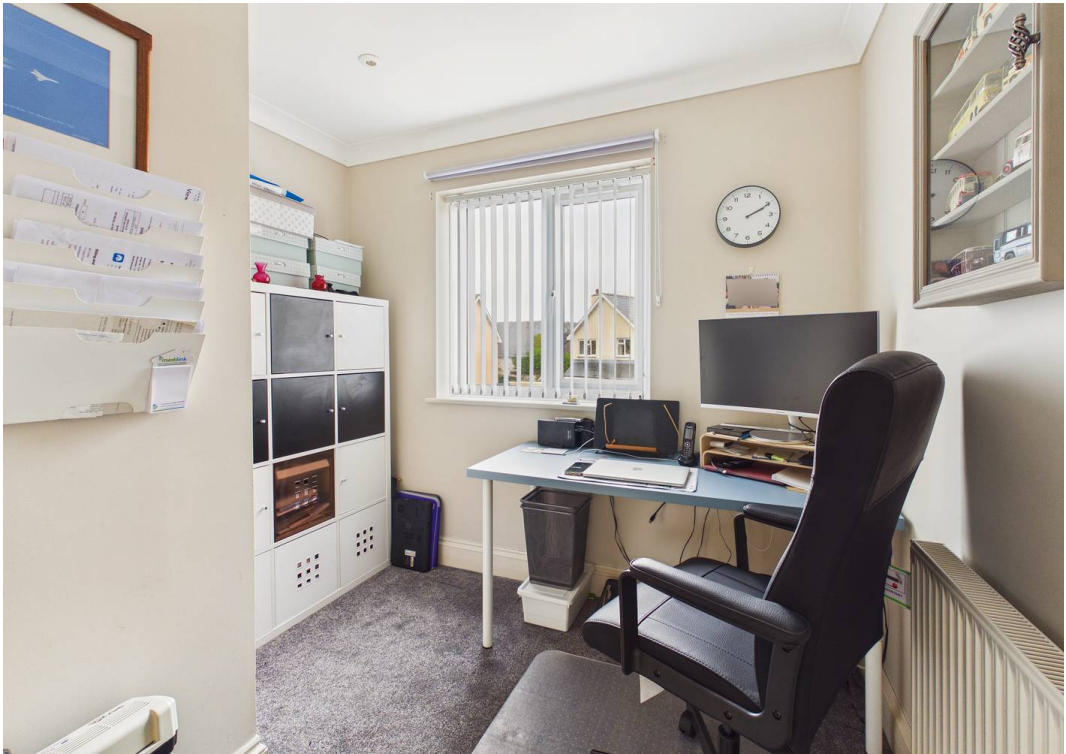
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

ASHREIGNEY is a charming and sought-after village situated between Exmoor and Dartmoor, offering an appealing rural setting whilst remaining well connected to the surrounding towns and amenities. The nearby towns of Chulmleigh and Winkleigh provide an excellent range of day-to-day facilities, including healthcare, primary and secondary schooling, with all local schools rated Ofsted 'Good'. The larger towns of Torrington and Barnstaple are also within easy reach, providing a wider selection of shopping, leisure and professional services.







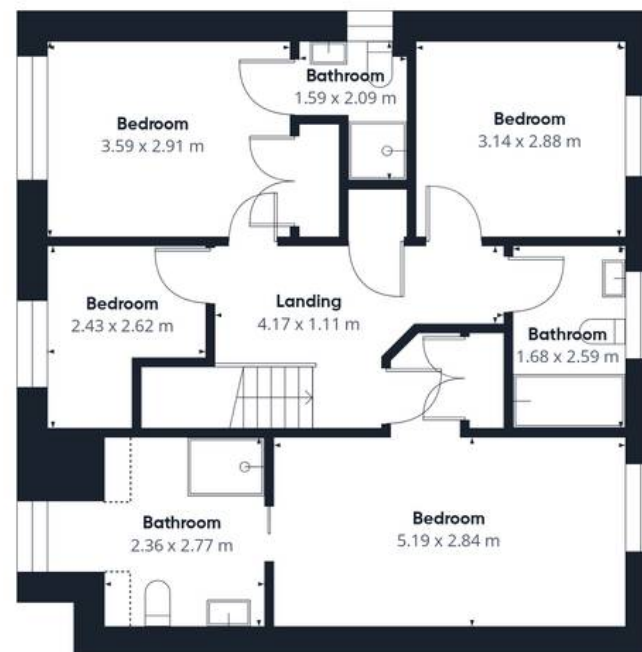
Floor 0

Approximate total area⁽¹⁾

138.6 m²

Reduced headroom

0.6 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The village itself benefits from a welcoming community and a strong sense of local identity. The village hall, formerly the local school, provides a focal point for village activities and events. There is also an active group of bell ringers who practise on Thursday evenings and warmly welcome new members wishing to learn this traditional skill.

For those who enjoy the outdoors, the surrounding countryside offers an abundance of opportunities for walking, riding and exploring, whilst the North Devon coastline is also readily accessible. With convenient access to the A-road network and nearby rail services, Ashreigney offers the ideal combination of peaceful rural living and accessibility, making it an excellent choice for those seeking a village lifestyle without feeling isolated.

DIRECTIONS : From the A377 take the road to Ashreigney at Leigh Cross. Take a right turn after the bridge and continue up to the village. In the centre of the village take a left turn and then right onto Coles Court, number 11 can be found to the right.

From the A3124 take the road into the village and before you get to the village centre, take a left turn onto Coles Court.

For Sat Nav: EX18 7LH

What3Words: [///confetti.cape.loosens](https://www.what3words.com/?w3w=///confetti.cape.loosens)





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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.