



## Ideford

2x 2x

ENERGY RATING  
C77

- Video Walk-through Available
- Mews-Style Barn Conversion
- 2 Double Bedrooms (1 en-suite)
- 2 Reception Rooms
- Spacious Kitchen/Diner
- Lovely Enclosed Garden
- Car Port Parking Space
- Superb Communal Grounds
- Village Location
- Select Development

**Guide Price:**  
**£425,000**  
FREEHOLD

# Laxton, 5 Higher Colleybrook, Ideford, TQ13 0FG



1000s of homes sold in Teignbridge

78 Queen Street, Newton  
Abbot, Devon, TQ12 2ER

# Laxton, 5 Higher Colleybrook, Ideford, TQ13 0FG

A stunning two bedroom barn conversion by Midas Homes, set in the very popular village of Ideford near Chudleigh. The property is attractively traditional in design whilst boasting modern features. With superb garden space and being steeped in character and beautifully-presented throughout, this wonderful property is likely to attract many buyers so early viewings come highly recommended.

Positioned in the corner of the development this property benefits from the many attractions of the site and also has a larger garden than others. Higher Colleybrook is a select mews-style development within the pretty and sought-after village of Ideford, which is surrounded by lovely rolling countryside. The village has a real community feel and local facilities include a popular Inn, village hall, St Mary's church and a village green. The neighbouring village of Luton also has a popular pub and eatery, 'The Elizabethan Inn'. As well as the pretty and peaceful surroundings the location offers quick access to major roads, with the A380 to Newton Abbot and Exeter under a mile away, and the A38 accessible at around 3 miles away at Chudleigh. The coastal town of Teignmouth is just over 4 miles away.

## The Accommodation:

The front door opens to the first hallway which has access on three sides, to the left is the downstairs WC, to the right provides access to the lounge and ahead is access to the dining room, the whole of the downstairs has wooden flooring. The lounge is an excellent size with a large fireplace and inset log burner. To one side of the room are French doors with access to the rear garden. The dining area, which is currently being used as an office, also has direct access from the lounge, a wonderful bright, high-ceilinged room with a sweeping staircase to one side and its own French doors to the rear garden. The kitchen/diner is adjacent to the dining area, a great space for a large table greets you as you enter the room, around the corner from here is a traditional farmhouse-style kitchen with ample granite worktop space, a great amount of storage and a range of integrated appliances comprising: range cooker, fridge/freezer, washing machine and dishwasher.

Upstairs there is a central landing with access to two good sized double bedrooms, one boasting an excellent-sized en-suite shower room and the other being double-aspect and both benefitting from built-in storage. Also accessed from the landing is the family bathroom with white suite of bath with shower attachment and glass screen, WC and wash basin. There is also access to the loft and the boiler/airing cupboard.

## Outside:

Outside there is a private and enclosed garden with naturally established areas, established shrubs, ornamental pond and a large summer house looking towards the back of the property. The development has an attractive central communal courtyard area with seating and shrubs. There is a stunning communal orchard with fruit trees, a picnic and barbecue area and a number of seats to relax and enjoy the tranquil surroundings. The barn provides each owner with an area of secure storage.

## Parking:

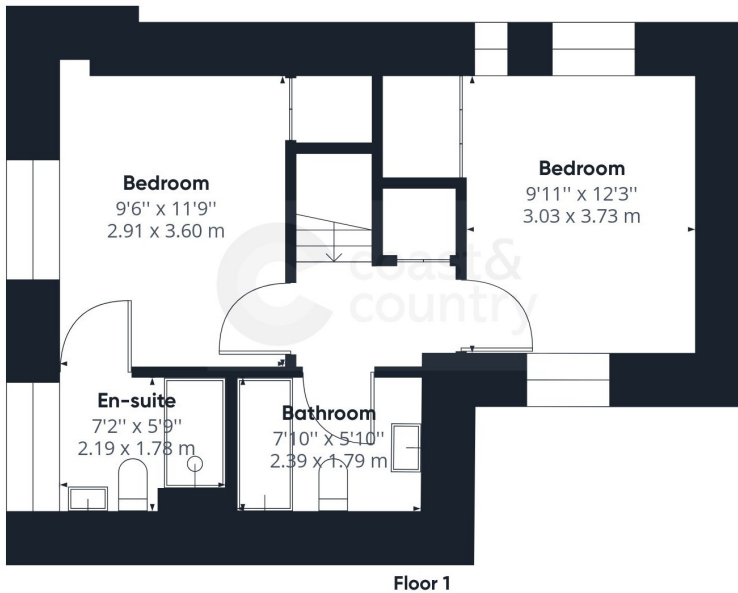
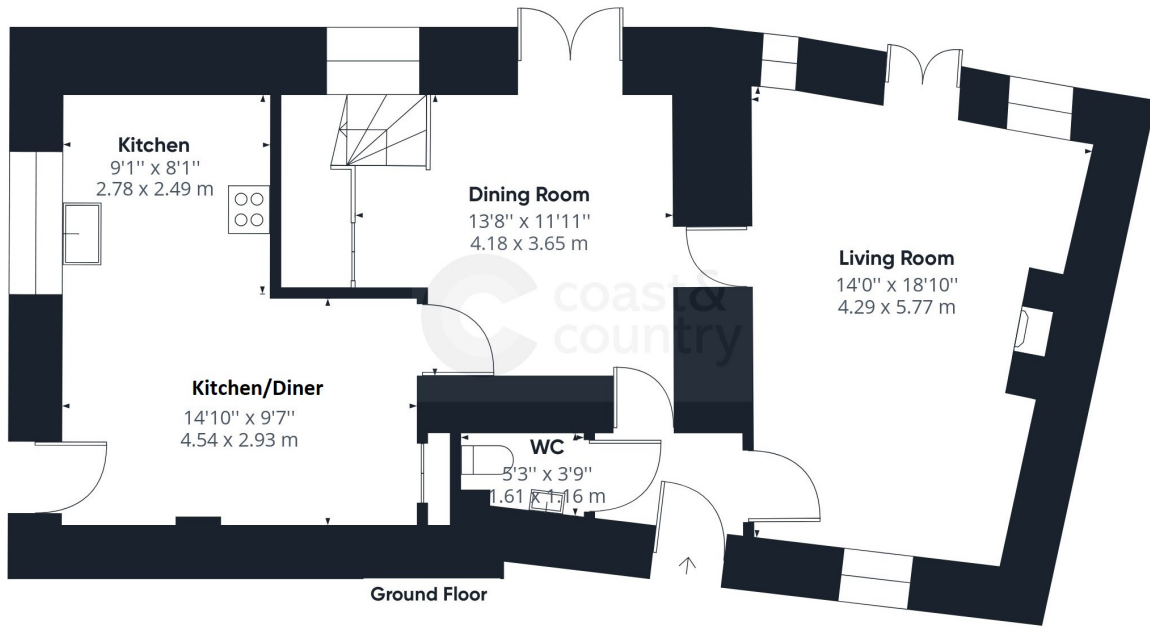
There is allocated car port parking space and visitors' parking.

## Directions:

From the A380, follow signs for Ideford and continue into the village. Carry on, passing The Royal Oak Inn on the left hand side and continue down the hill. Turn left into Higher Colleybrook and the visitor's parking area is on your right.



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**Approximate total area**

1094.94 ft<sup>2</sup>  
101.72 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Agents Notes:**

Council Tax: Currently Band E

Tenure: Freehold

Mains electricity. Mains water. Mains drainage. Air source heat pump. Owned solar panels.

Service charge: Currently £700 per annum (2023). Review Period: Annually.

The property benefits from solar panels and an air source heat pump which the vendors inform us provide an income of approximately £920 per annum.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.