



The Highlands



The Highlands

Copplestone, Crediton, Devon, EX17 5NT

Crediton (4.6 miles), Exeter (11.8 miles)

A substantial family home set in a good sized plot with beautiful views over countryside and ample parking.

- Substantial detached family home.
- Adaptable accommodation
- Lovely grounds of approximately 0.9 acres
- Large garage and summer house
- Ample parking
- Beautiful views over neighbouring countryside
- 5 bedrooms
- Freehold
- EPC: D
- Council Tax Band: D

Guide Price £775,000

SITUATION

The property sits in an attractive, semi rural location just outside the popular Mid Devon village of Copplestone. This has a number of day to day amenities including store, a well thought of primary school and a good range of rail and bus services. The market town of Crediton (4.6 miles) has an excellent range of day-to-day facilities whilst the university and cathedral city of Exeter (11.8 miles) has a more comprehensive range of amenities including a railway station on the London Paddington and Waterloo lines plus an international airport.



ACCOMMODATION

From the driveway at the front, a path leads down the side where a door way opens into an entrance conservatory which in turn opens into the hallway. A staircase rises to the first floor and on the right, a door leads into a downstairs cloakroom with shower. On the left of the hallway, an opening that used to go through to another reception has been closed up loosely dividing the houses into two properties which could easily be reversed if required. The hall then continues into a spacious kitchen/dining room which is fitted with a range of base, wall and drawer units with a work top over and electric oven. There is a central island and lead through to a dining area with French doors to the garden. From here, there is another door giving access to the other section of the property.

On the right of the first floor is a large ensuite bedroom with a range of fitted cupboards. There is a second bedroom with ensuite and bedroom opening onto a balcony with lovely views over fields and a further room that is currently used as an office.

Back on the ground floor and accessed via a conservatory is the remaining accommodation which provides separate living. There is a utility room used as a temporary kitchen, a lovely sitting room with French doors into the conservatory and doors into a ground floor bedrooms. Further along a hallway is a second bedroom and a shower room along with a door leading back to the front.

OUTSIDE

Highlands sits in a good sized plot of just under 0.9 acres. To the front as you come off the road is a large gravelled parking area providing ample space for storing a trailer or a large number of cars and there is a large garage. A gate gives access to the private gardens which are laid mainly to lawn with a pond, large patio leading off the conservatory and enjoys a Southerly aspect with beautiful views across the surrounding countryside. To the side is a detached summer house that could be used as a home office or occasional bedroom.

SERVICES

Current Council Tax: D

Utilities: Mains drainage, electricity and water

Heating: Oil fired central heating and hot water

Tenure: Freehold

Standard and Superfast broadband available. EE, Three, o2

Vodafone signal available. (Ofcom).

DIRECTIONS

From Exeter, head towards Crediton on the A377, continue on here for approximately 10 miles to the village of Copplestone. Just as you enter the village, the property will be found on your left.



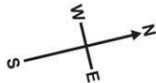
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

21/22 Southernhay West, Exeter,
Devon, EX1 1PR

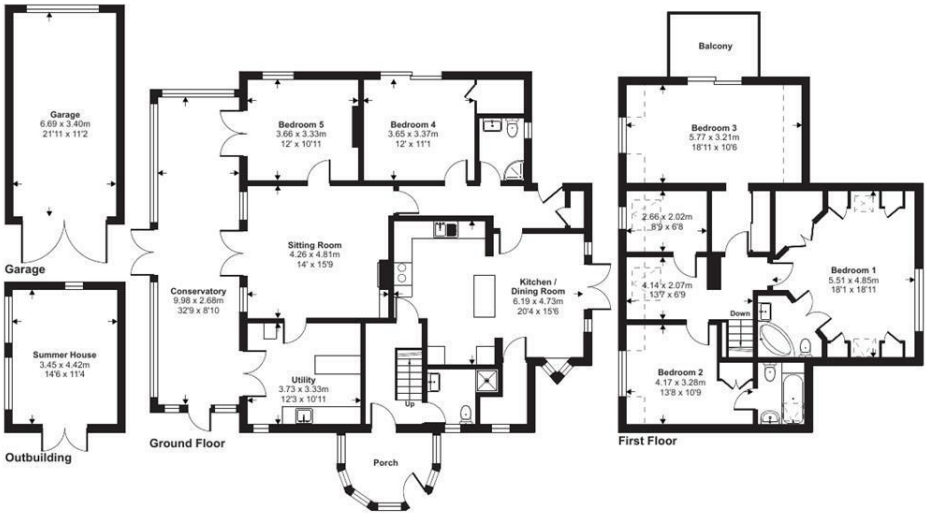
exeter@stags.co.uk
01392 255202



Denotes restricted
head height

Approximate Area = 2454 sq ft / 227.9 sq m (excludes garage)
Limited Use Area(s) = 77 sq ft / 7.1 sq m
Outbuilding = 164 sq ft / 15.2 sq m
Total = 2695 sq ft / 250.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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