

# Hillcrest View

COPPLESTONE



## A lifestyle above the ordinary

FIVE EXCEPTIONAL HOMES. THREE DISTINCTIVE DESIGNS.  
ONE UNSPOILT SETTING.

Nestled on the gentle rise of Bewdley Hill and surrounded by rolling Devon countryside, Hillcrest View is a rare collection of just five architect-designed homes, where every detail speaks to luxury, craftsmanship and a life well lived.

Whether you're enjoying your morning coffee with views across patchwork fields or arriving home to the quiet comfort of rural calm, this is a place where nature and design come together in harmony.

And for those seeking more space, additional land is available via separate negotiation—offering the potential for equestrian use, expansive gardens or further lifestyle enhancements.







## Inside Each Home

Each property at Hillcrest View is an individually crafted sanctuary, where elegant design meets intelligent function.

Vaulted ceilings and oversized aluminium windows invite natural light to flood through expansive open-plan spaces. Carefully curated materials—such as Thermally modified timber cladding, standing seam metal roofs, Luxury Armera Stone bathrooms, and bespoke System Six kitchens—deliver a clean, contemporary aesthetic softened by natural tones and textures.

Whether you choose The Oak, The Cedar, or The Willow, every home comes with a double garage, beautifully landscaped gardens, and interiors ready for you to make your mark.





# A Place to Breathe

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Hillcrest View isn't just about beautifully built homes. It's about redefining what home means.

## **Where countryside living meets connected convenience**

Hillcrest View enjoys an enviable position on the edge of Coplestone, a peaceful Mid Devon village just a mile from CREDITON. Surrounded by undulating farmland, leafy lanes and big skies, this is a location defined by its tranquillity but without sacrificing connection to everyday essentials or city life.

## **CREDITON - your thriving local town**

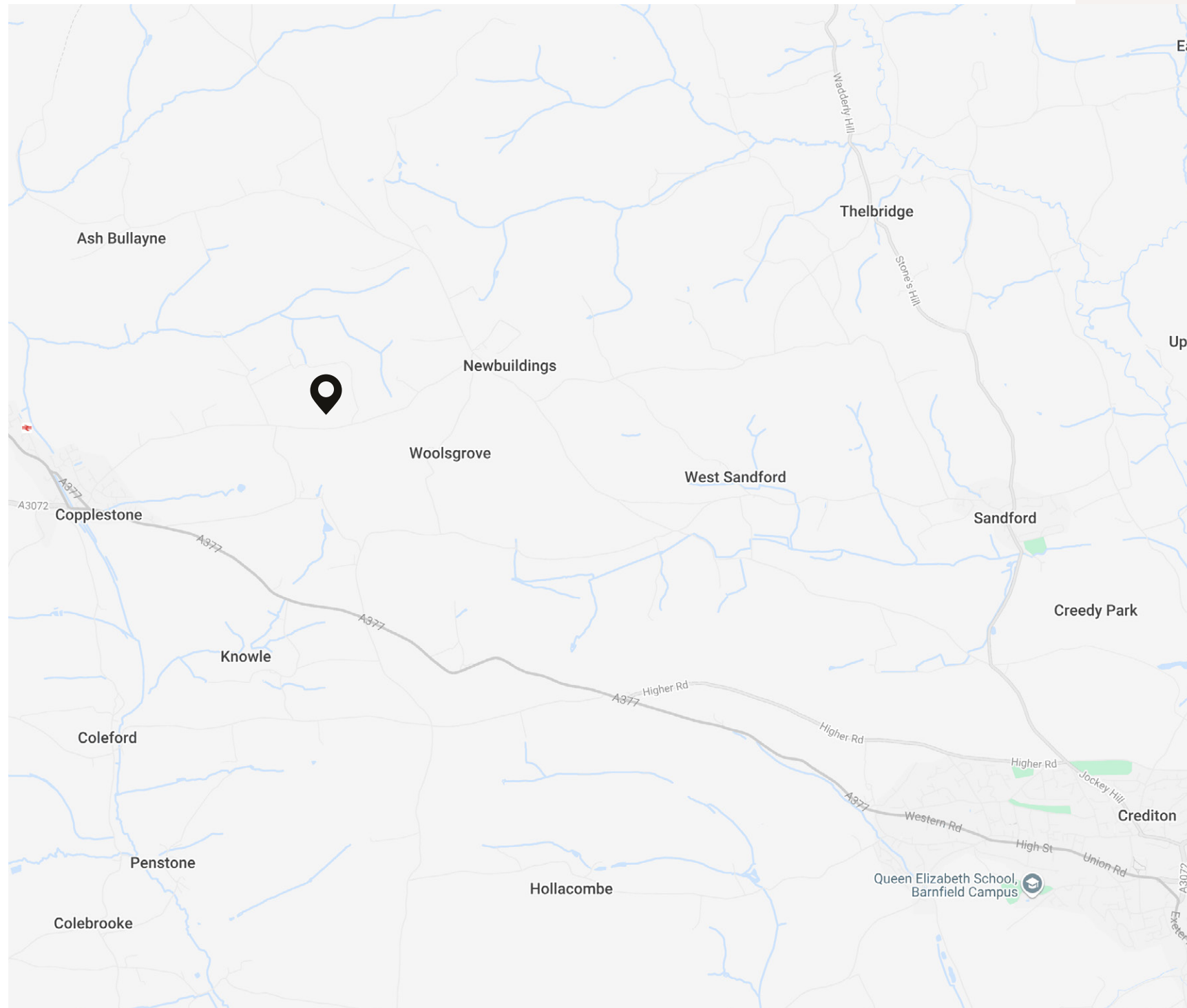
Just a five minute drive from Hillcrest View, CREDITON offers all the charm of a traditional market town, with a strong sense of community and a surprising number of independent shops, cafes and eateries. Local highlights include Baobab Café, The Greenhouse vegan bakery and the award winning CREDITON Farmers' Market.

CREDITON Leisure Centre, Downes Golf Club and a number of countryside walks provide plenty of opportunities for staying active, while Sandford Orchards and The Lamb Inn offer proper Devon hospitality.





# Location



## Commute and connectivity

- Exeter city centre is just 26 minutes by train from nearby Copplestone Station or 25 minutes by car
- Convenient access to the M5 motorway and Exeter Airport for national and international travel
- Crediton Station provides regular rail links into Exeter with onward connections to London Paddington and beyond

## The best of Devon on your doorstep

From your front door at Hillcrest View, it is easy to reach some of the South West's most celebrated destinations:

- Exmoor and Dartmoor National Parks are within 30 to 40 minutes
- The North Devon coast, including Saunton Sands, Croyde, Woolacombe and Putsborough, is just over an hour away and offers golden beaches, surf and scenic coastal walks
- Topsham, Exmouth and the Jurassic Coast provide a different pace of coastal living to the south

## Excellent local schooling

Families will find a number of highly regarded schools in and around Crediton, including: Sandford School, Landscore Primary School, Queen Elizabeth's School, Exeter School and Blundell's School.

Whether you are seeking rural calm for young children or high performing eco options, Hillcrest View is well placed. **This is Devon living—elevated.**

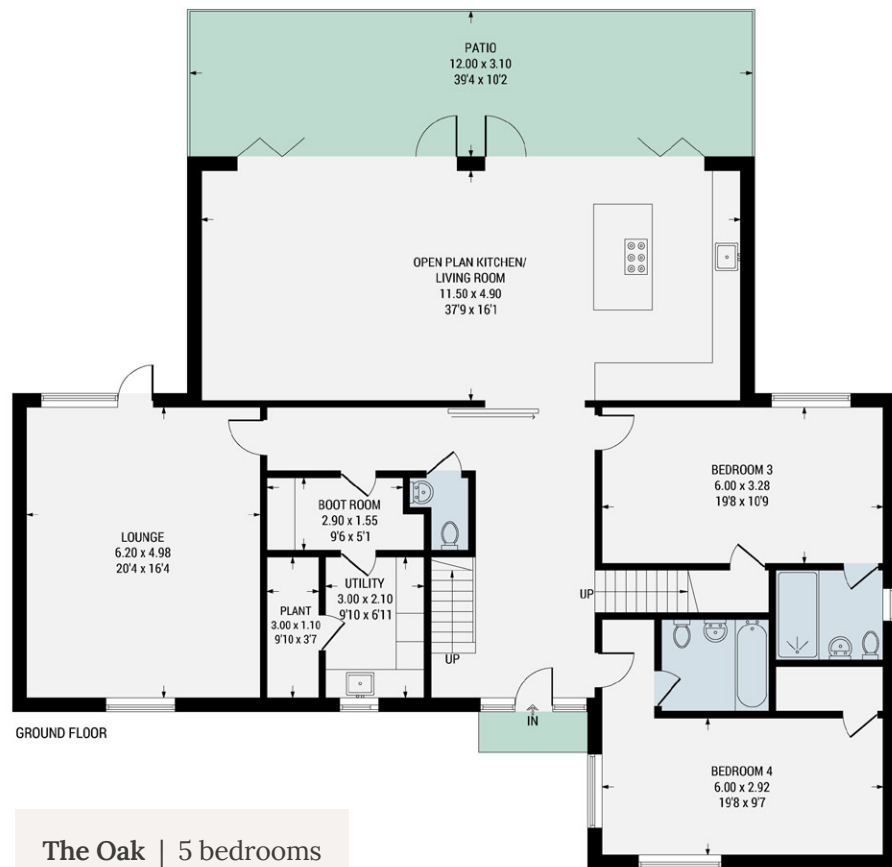


# The Homes

Each home offers between 300–320 sq m (3229–3443 sq ft) of internal space, with layouts designed to provide flexibility for home working, growing families, or multi-generational living.



The Cedar | 4 bedrooms + home office  
3,443 sq ft (320 sq m)



**The Oak | 5 bedrooms**  
3,272 sq ft (302 sq m)



**The Ash | 5 bedrooms**  
3,229 sq ft (300 sq m)

= REDUCED HEADROOM BELOW 1.5M / 5'0





FIRST FLOOR



GROUND FLOOR

The Willow | 5 bedrooms  
3,272 sq ft (304 sq m)



GROUND FLOOR

The Larch | 5 bedrooms  
3,229 sq ft (300 sq m)



FIRST FLOOR

# Specifications

## INCLUDED AS STANDARD

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### Internal

- Hardwood staircase
- Fully fitted dressing area to master bedroom
- Fully carpeted bedrooms, study and lounge
- Large format tiles throughout hallway, open plan living, kitchen, utility, plant room, boot room and store
- Walls painted in off-white emulsion
- White satin wood skirting and architraves
- Oak internal doors with a variety of styles
- Contemporary matte black ironmongery

### External

- Thermally modified timber cladding
- Contemporary stone cladding
- Metal standing seam roof
- Powder-coated metal guttering
- External sockets
- Outside cold water tap
- Closed panel fencing
- Post and rail fencing at rear of garden
- Turfed garden with large format porcelain patio area
- Double garage
- Electric garage door
- External letterbox

### Electrical

- ASHP heating system
- Solar array
- EV charging point
- TV and data points in living spaces
- H2 Lite LED downlighting
- PIR low level lighting to master ensuite
- LED external lighting
- External power sockets
- Mechanical Ventilation with Heat Recovery - a whole-house ventilation system that extracts stale air from wet areas, recovers heat from it, and then supplies fresh, pre-warmed air to other areas. This process improves indoor air quality and energy efficiency.

### Kitchen and Utility

- Contemporary fitted System Six kitchen
- LED unit lighting
- Quartz worktop with drainage grooves inclusive of splashback and upstands
- Waterfall ended quartz on island
- Undermounted Blanco Belfast sink
- Quooker boiling water tap
- Integrated full height fridge & freezer and dishwasher
- Neff appliances – double oven, induction hob and downdraft extractor
- Caple wine fridge
- Built-in 3 way waste bin (landfill, recycling and food waste)
- Utility – Contemporary fitted System Six cabinetry
- Utility – Quartz worktop
- Utility – Space and plumbing for washing machine and tumble dryer
- Utility – Undermounted Blanco sink and tap

### Bathrooms

- Luxury Armera Stone white sanitaryware
- Countertop basins
- Back to wall WCs with soft close seats, concealed cisterns and dual flush plates
- Rimless toilets
- Low profile shower trays
- Slimline toughened shower glass
- Concealed showers with rainfall and handheld heads
- Freestanding bath in master suite with handheld shower
- Additional family bath with overhead shower
- Porcelain tiles
- Electric towel rails for all seasons
- LED mirrors
- Toothbrush charging points
- Motion sensor low level lighting

### Exterior Windows and Doors

- Oversized aluminium front door with side light
- High-performance low profile sliding doors
- Solar powered censored Velux windows
- Triple glazed high performing aluclad windows

### Services

- Air source heat pump
- Underfloor heating throughout
- Individual room zoning with programmable thermostats

### Peace of Mind

- 10-year build warranty
- Management company to maintain communal areas

### Optional Extras / Upgrade Options

- Bespoke bathroom designs
- Additional tiling
- Wet room upgrades
- Smart home system
- Alarm system
- CCTV system with smartphone connection
- Orluna LED downlighting
- Bespoke lighting design
- 5kW battery storage
- Bespoke kitchen design
- Full landscape design
- Ironmongery choices
- Stove
- Paint colours
- Fit out to additional areas (bedrooms, boot room, storage) with bespoke design
- Bespoke staircase design

## The Opportunity

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With off-plan reservations now available, this is your chance to secure one of these exceptional homes and personalise the finishing touches to suit your lifestyle. For those seeking greater space or a long-term vision, additional land is also available via separate negotiation—ideal for paddocks, orchards, or creating your own private retreat.

**Prices from £975,000.**



## Jonathan Mowday

To arrange a private viewing, request a brochure, or discuss available plots and land options, contact:

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