



1 Eppletons Farm



# 1 Eppletons Farm

Copplestone, Crediton, EX17 5LE

Crediton 6 miles, Exeter City Centre 14 miles

A most charming and versatile part-thatched listed Devon Longhouse with annexe, commercial kitchen, gardens and paddock, in a peaceful yet accessible rural position near Copplestone.

- Four-bedroom semi-detached listed Longhouse
- Suitable for multi-generational living
- Enclosed rear courtyard
- Stunning gardens and potential paddock
- Council Tax Band D
- Peaceful location yet very accessible to amenities
- Partially renovated one bedroom annexe
- Off street parking for several cars
- EPC rating F
- Freehold

Guide Price £625,000

## SITUATION

This idyllic Grade II listed property is situated in the peaceful hamlet of Chaffcombe, just outside the popular village of Copplestone, in the heart of the rolling Mid Devon countryside. The nearby village of Copplestone provides everyday facilities including a well-regarded primary school, a church providing a large community feel, village shop/post office and a train station with regular services to Exeter and Barnstaple.

The thriving market town of Crediton lies approximately 4 miles to the east and offers a more comprehensive range of shopping, schooling and leisure facilities. The cathedral city of Exeter is easily reached by road or rail, lying around 14 miles away, and provides an extensive selection of cultural, educational and recreational amenities, as well as excellent shopping and dining. Exeter also benefits from a mainline railway station (London Paddington in just over 2 hours), an international airport, and access to the M5 motorway at Junction 29. This convenient and well-connected location offers an exceptional lifestyle opportunity, combining rural tranquility with accessibility to major transport routes and urban amenities.

## DESCRIPTION

1 Eppletons Farm is a beautifully presented four-bedroom semi-detached Longhouse, believed to date from the 16th century, with a one-bedroom annexe. Rich in period character, the property features exposed beams and timber floors alongside well-proportioned and flexible living space arranged over two floors. To the rear, a sheltered courtyard gives access to a partially converted barn, currently offering a one-bedroom annexe with further potential to extend (STPP). A well-equipped commercial kitchen and ancillary stores provide a rare opportunity for a home-based business. Outside, the property enjoys landscaped gardens to the front and beyond a gently sloping paddock, where you will find a small bank of solar panels for the property.



## ACCOMMODATION

On entering the property via a covered porch, the ground floor opens into an inner hall which leads into a charming farmhouse-style kitchen. This features a traditional Rayburn, ample fitted units, excellent storage solutions, and space for a breakfast table. Adjacent to the kitchen is a separate study, and a dining room which is currently arranged as a snug. In the barn conversion, the property opens into a stunning double-height sitting room with exposed beams and an abundance of natural light. This impressive area also offers a generous dining area. Additional facilities within the barn include a WC and shower room, a fully equipped commercial kitchen with storerooms offering excellent potential for a range of uses and a partially renovated one-bedroom annexe with bedroom.

On the first floor of the original farmhouse, there are two generously proportioned double bedrooms, both enjoying pleasant outlooks over the surrounding countryside, along with a well-appointed family shower room. Within the barn, the principal bedroom is complemented by a further bedroom and a contemporary-style bathroom. This arrangement offers excellent flexibility for multi-generational living, guest accommodation, or potential holiday let opportunities (subject to the necessary consents).

## OUTSIDE

There are attractively landscaped gardens to the front of the property, planted with an array of shrubs and bushes. Beyond lies a gently sloping field, which could easily accommodate a couple of ponies or alternatively be made an extension of the garden. To the rear, is parking for several cars via covered archway. The courtyard is an ideal space for outdoor dining and entertaining.

## SERVICES

Utilities  
Mains electricity and water  
Heating and Rayburn is LPG  
Shared septic tank with The Shippen and No 2 Eppleton Farm  
Solar panels  
EPC rating F  
Council tax band D  
Freehold

## AGENTS NOTES

Please be aware that the attached house/neighbour has pedestrian right of way to their property past the front of 1 Eppletons Farm and across the paddock to their land.  
There is some asbestos roofing material to the rear of the property

## VIEWINGS

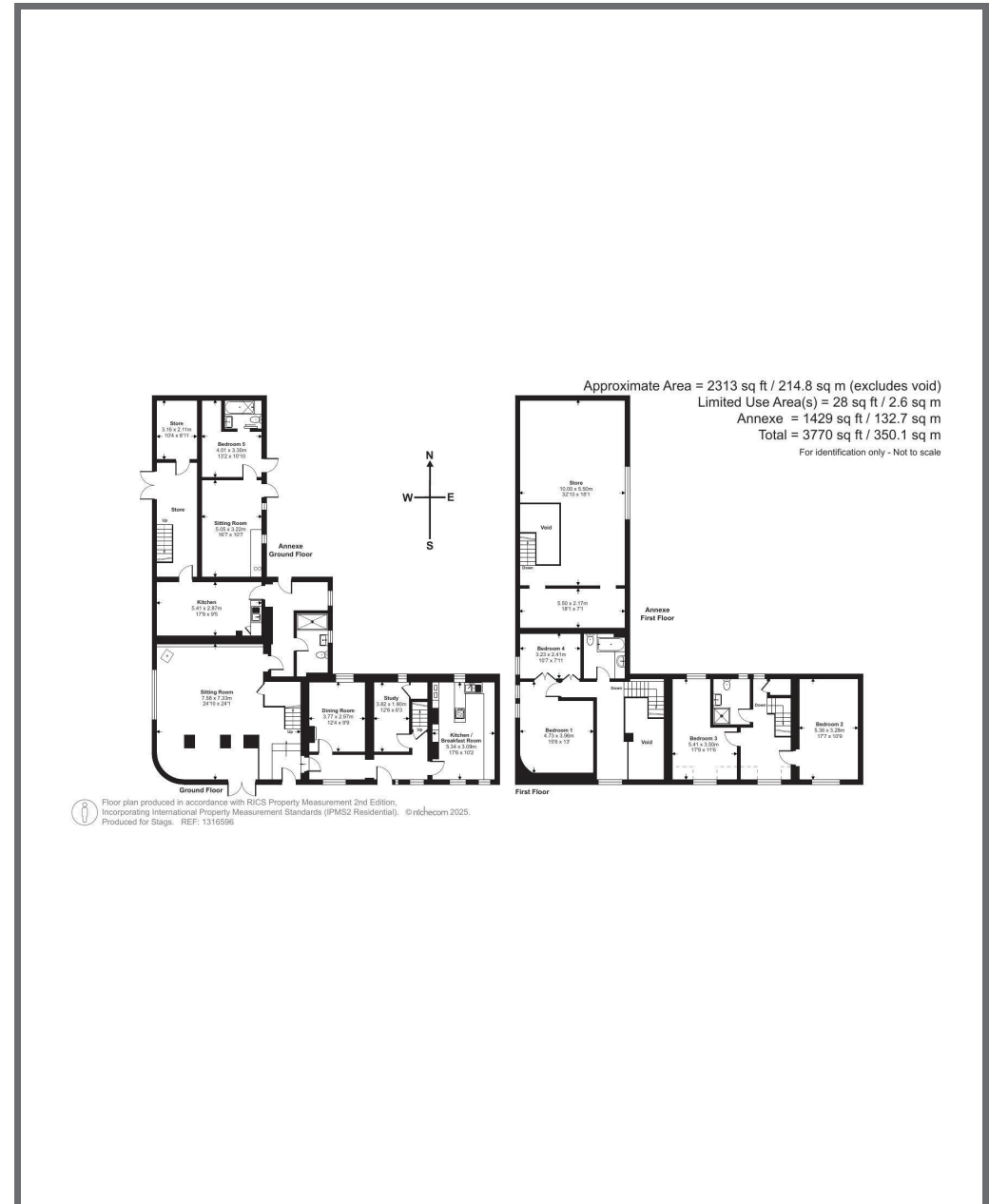
Strictly by appointment with Stags Exeter Office – 01392 255202.

## DIRECTIONS

Approaching from Copplestone Village, turn right and head south down Chaffcombe Lane and 1 Eppletons Farm is first on the right as you enter Chaffcombe



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F	23	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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