



Harebell, Copplestone, Devon

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**STRUTT
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BNP PARIBAS GROUP 

Harebell, Coppleshone, Devon EX17 5LA

An impressive five-bedroom family home surrounded by beautiful gardens and paddocks of approximately 2.4 acres, in a sought-after edge-of-village position.

Crediton 4.2 miles, Exeter St. Davids mainline station 12.0 miles (2 hours to London Paddington), Exeter 12.5 miles, M5 (Jct 31) 17.5 miles, Exeter Airport 17.5 miles

Sitting room | Family room | Dining room
Kitchen | Utility | Cloakroom | Principal bedroom with en suite shower room | Four further en suite bedrooms | Stables | Potting shed & storage shed | Gardens | Paddocks
Approximately 2.4 acres | EPC rating D

The property

Dating from the 17th Century, this beautifully presented home offers over 2,700 sq. ft of light-filled, flexible accommodation with a wealth of characterful details, including exposed timber beams, leaded windows and original fireplaces. The property is south facing and is surrounded by attractive gardens and paddocks of approximately 2.4 acres. Harebell lies in a popular edge-of-village position with far reaching countryside views and close proximity to amenities. The main ground floor reception room is the welcoming sitting room which has an oak plank-and-muntin screen and an impressive inglenook fireplace fitted with a woodburning stove. The family room offers further comfortable reception space with a dual aspect allowing for a wealth of natural light while there is also a formal dining room. The kitchen has plenty of storage in farmhouse-style units to base and wall level, an Aga and space for a breakfast table as well as a door that opens onto the outside patio for al fresco dining. A utility room offers further space for appliances and home storage with the ground floor accommodation completed by a useful cloakroom. Two staircases lead to the first floor

where there are five well-presented double bedrooms. All the bedrooms are en suite, with the principal bedroom also featuring a large walk-in wardrobe. The property can be accessed via two entrances lending itself to be configured as a main house and annexe if required providing opportunities for multi-generational living or income potential subject to obtaining the necessary consents.

Outside

At the entrance, electronically controlled gates open onto a large tarmac driveway and turning circle providing ample parking space for multiple vehicles. There are also two outbuildings, including stabling, a potting shed and storage shed. The landscaped gardens that surround the property lie mostly to the south and west and include rolling lawns, paved pathways, numerous peaceful seating areas, a greenhouse, orchard, ornamental pond and a variety of colourful, established shrubs, hedgerows and trees. There are also two adjoining paddocks providing ideal space for exercising horses or grazing livestock. In total the grounds measure approximately 2.4 acres.

Location

Harebell is in a rural position on the edge of the village of Coppleshone in the heart of the beautiful Mid-Devon countryside. Coppleshone provides several local amenities, including a post office, primary school and a train station while the bustling town of Crediton is just 4 miles away, providing access to a comprehensive range of everyday facilities, including churches, schools, banks, Post Office, shops, delicatessens, supermarkets, leisure complex, library and Queen Elizabeth's School. The vibrant city of Exeter is just 11 miles away, offering an even more extensive array of leisure facilities, recreational and cultural amenities, including an arts centre, the RAMM museum and various restaurants, bars and eateries, as well as several shopping outlets including a John Lewis and IKEA. Dartmoor National Park is also within easy reach offering unrivalled opportunities for walking, cycling and riding.





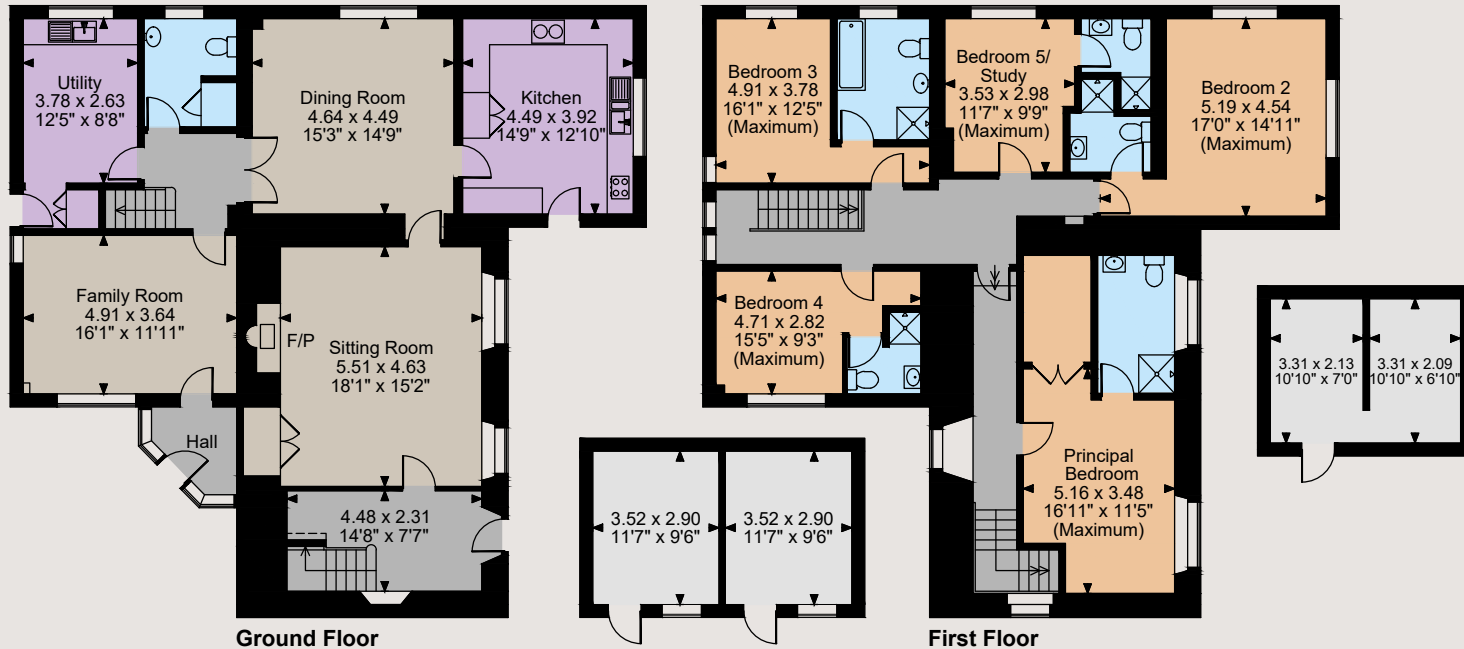
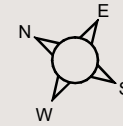








Floorplans
 House internal area 2,781 sq ft (258 sq m)
 Outbuildings internal area 381 sq ft (35 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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There are several noted independent schools in the area including St. Wilfrid's, Exeter Cathedral School, The Maynard and Blundell's. The area is well connected by A-roads, with the A377 providing access towards Exeter, while rail services to Exeter St. Davids are available from Coplestone, where connections can be made to London Paddington and London Waterloo.

Directions

From Exeter, take the A377/Cowley Bridge Road away from the city centre, and continue to follow the A377 for 11 miles, before turning left in Coplestone onto the A3072/Beers Hill. Take the first turning on the left and after 0.2 miles, Harebell will be on the left. What3Words///initiates.happening.passing brings you to the property's driveway.

General

Local Authority: Mid Devon District Council
Services: Mains electricity, water and drainage.
Council Tax: Band F
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Tenure: Freehold
Guide Price: £850,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

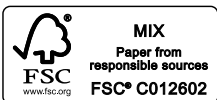
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