



## 3 Jubilee Terrace, Copplestone, Crediton, EX17 5NP

Guide Price £299,950

**HELMORES**  
SINCE 1699

## 3 Jubilee Terrace

Copplestone, Crediton, EX17 5NP

- Character Stone Cottage
- 2 Double Bedrooms
- Gardens to front and rear
- Parking for 2 cars
- 1 Bedroom annexe with shower room
- Great transport links
- Village location

This charming character stone cottage is situated in the village of Copplestone, surrounded by wonderful country walks and rolling Devon hills with the benefit of great bus and train transport links. The property has been improved with a brand new roof in 2024 which holds a 10 year guarantee.

The front door leads to a light and bright hallway with a good sized lounge to the right where the exposed original floor boards give an initial feel to the whole charm of this cottage, there is a wood burning stove and charming window seat. The kitchen is large and has quarry stone tiles leading through from the hallway, the oak units are hand made by the renowned Mat Askham Bespoke Kitchens. There is a double Belfast sink, solid oak worktops and electric Aga topping off this country kitchen in style and there's plenty of room for a farmhouse sized kitchen table.





Upstairs the spacious staircase with original Victorian banister leads up to two large double bedrooms with wooden floors and a super white suite bathroom with bath and separate shower. The attic is ripe for conversion with south facing roof lights already fitted and plenty of space to create a new space within the home (subject to planning, some neighbouring properties have already achieved this).

To the rear of the property leading from the kitchen is a quaint courtyard garden with an oak framed walkway to the side, this leads up to a utility area and on to the annexe. The annexe is completely self contained and brings an added extra to the property providing a versatile space to the home, there is one large underfloor heated room with plenty of light and a shower room to the side.

Outside to the front is a garden laid mostly to lawn with a gravel patio area to the top, there is an attractive pergola providing shade in the summer, there is a hedge to one side, a fence to the other and a handy gate at the bottom providing access to the road and nearby bus stop. To the rear is another large garden with parking for 2 vehicles and further lawned and shrub areas. The property is accessed by a shared lane running the length of the back of the terrace.

Heating is provided through electric heating and the woodburner, there are solar panels for the hot water (with an electric emersion back up for those cloudier days) the windows are all double glazed hardwood timer frames and there is mains drainage.

Agents Notes: There is a right of way across the front which is seldom used and normal for this type of property.



Please see the floorplan for room sizes.

Current Council Tax: Band A - Mid Devon 2024/25 -  
£1582.39

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric & wood burner

Listed: No

Tenure: Freehold

**COPPLESTONE** is a 5-minute drive west of Crediton on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and now offers a fantastic selection of new-build, fully modern homes. This, coupled with its own primary school and locality to Queen Elizabeth's Community College in Crediton, makes it perfect for families moving to Devon. The village has a strong camaraderie between residents, with a local church holding many events. There is a 3m carved granite cross, found in the village centre of Saxon origin and steeped in mythology. There is also a shop/post office for convenience, and regular transport links (bus and train) towards Exeter, North Devon and Okehampton.

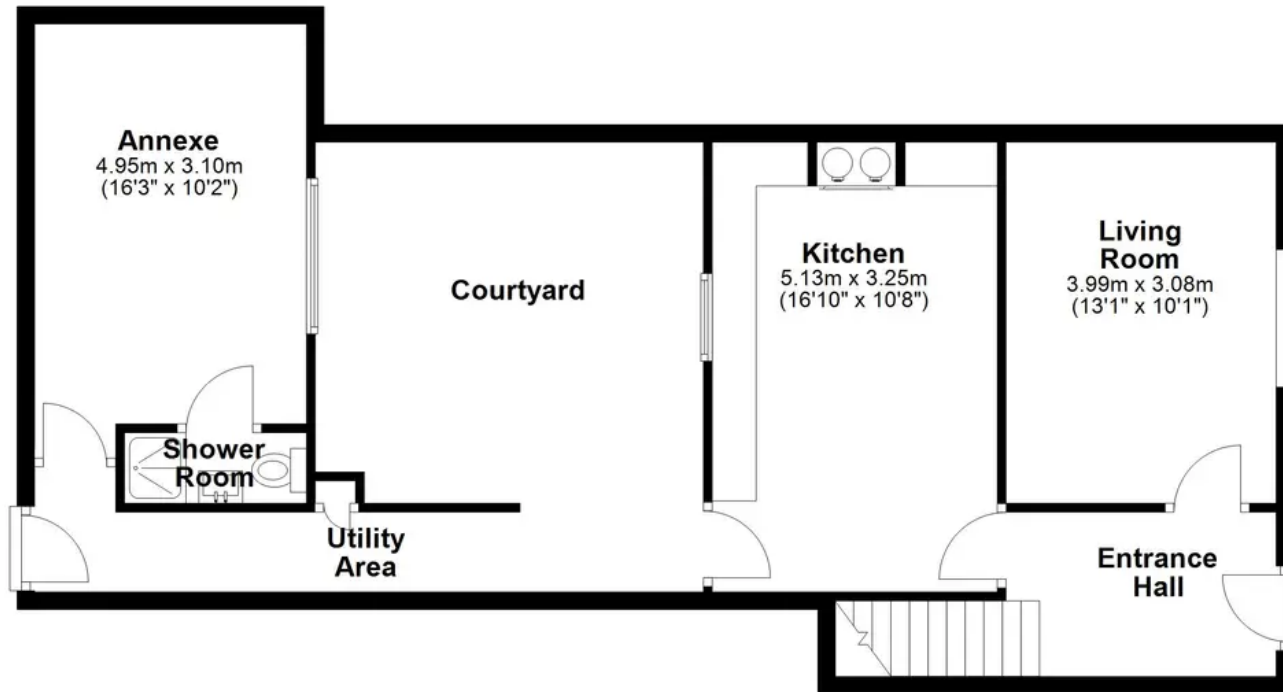
**DIRECTIONS** : From Crediton High Street, take the A377 west to Copplestone, at the Cross, take a right turn and then immediately right again onto Bewsley Hill. Jubilee Terrace can be found down a lane to the right. Please park in the car park on Bewsley Hill and walk down the path to the back of the property, the back door to no 3 is marked.

What3Words: [///clock.sofas.tigers](https://www.what3words.com////clock.sofas.tigers)



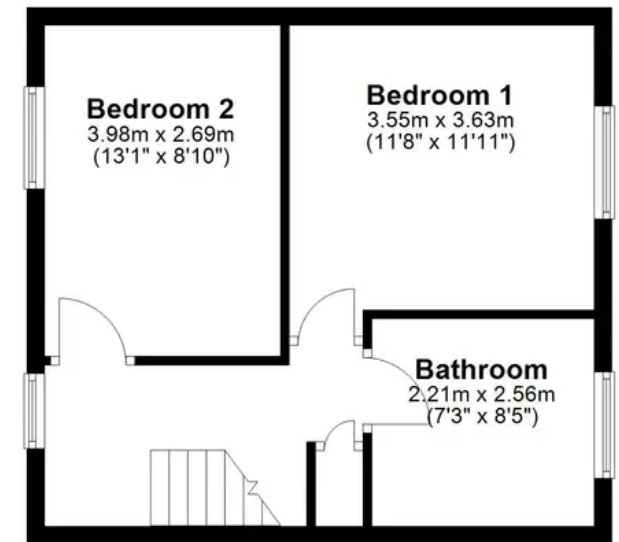
## Ground Floor

Approx. 78.8 sq. metres (848.3 sq. feet)



## First Floor

Approx. 36.9 sq. metres (397.6 sq. feet)



Total area: approx. 115.7 sq. metres (1245.9 sq. feet)



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