



Bewsley Edge, Copplestone, CREDITON, EX17 5NX

Guide Price £550,000

A wonderful, attached barn conversion with superb rural views, versatile accommodation, parking and double garage, extensive gardens and a paddock, on the edge of a popular village. Set in approximately 1.25 acres.

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This exquisite, attached barn conversion is situated on the edge of a popular village, forming part of an attractive courtyard of characterful barns and enjoying superb rural views in a tranquil setting.

This substantial country home offers versatile accommodation arranged over two storeys, showcasing many charming features including exposed timbers and character throughout.

The well-proportioned layout includes four bedrooms, a bright dual-aspect sitting room with wood burner, a dining room, a farmhouse-style kitchen, a striking garden room, a family bathroom, and a principal bedroom with ensuite.

Ample parking is provided to the side of the property and leads to a generous double garage.

The grounds are a particular highlight, all enjoying beautiful countryside views. The formal gardens extend to over a third of an acre, including a charming patio along with sweeping lawns, mature trees, shrubs, a vegetable garden, and an attractive feature pond.

Beyond the garden lies a further level paddock, completing this exceptional home. The field includes a small orchard and inner stock fencing.

DIRECTIONS: Using the What3Words App, search [encloses.usage.gourmet](https://www.what3words.com/)

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

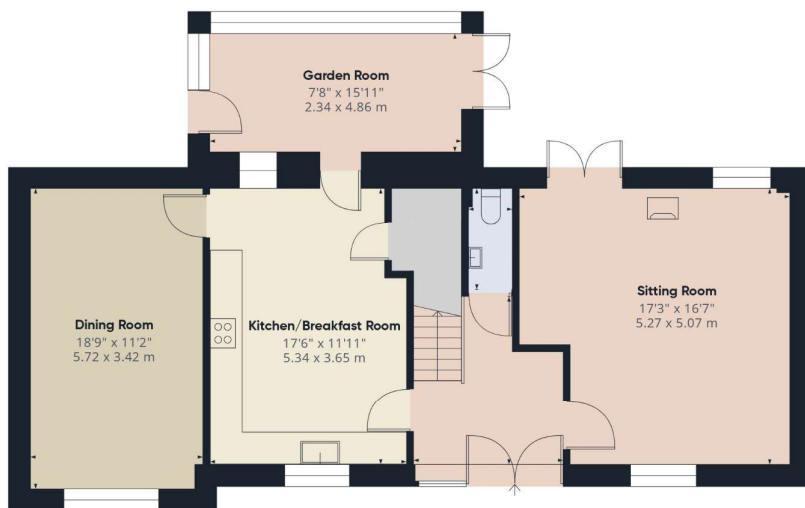


SUMMARY

- Superb rural views in an edge of village location
- Charming, attached barn conversion
- 4 bedrooms and versatile accommodation
- Drive with ample parking and double garage
- Extensive gardens and patio (Over 1/3 an acre)
- Level paddock of approximately 3/4 of an acre

PROPERTY INFORMATION:

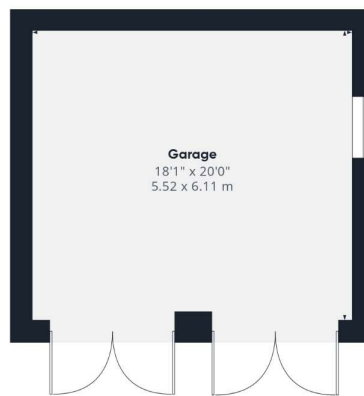
COUNCIL TAX: Band E
 LOCAL AUTHORITY: Mid Devon
 SERVICES: Mains Electricity and Water
 DRAINAGE: Mains Drainage
 BROADBAND: Broadband Available
 MOBILE SIGNAL: Good Coverage
 HEATING: Oil fired central heating
 LISTED: No
 TENURE: Freehold
 CONSERVATION AREA: No
 FLOOD RISK: Very Low



Ground Building 1



Floor 1 Building 1



Ground Building 2

Approximate total area⁽¹⁾
2145 ft²
199.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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