Copplestone House

West Manley Lane, Tiverton

STRUTT & PARKER

BNP PARIBAS GROUP

A charming country house with a barn and detached annexe, set in 2.5 acres of picturesque grounds in a desirable position

A six-bedroom detached period house with separate one-bedroom annexe, set in a peaceful rural position just outside the bustling market town of Tiverton, within easy reach of local amenities and excellent communication links. The property offers a variety of character features, elegant accommodation and approx. 2.5 acres of beautifully maintained gardens, surrounded by idyllic Devon countryside.

- **5 RECEPTION ROOMS**
- **7 BEDROOMS**
- **5 BATHROOMS +W/C**
- **BARN WITH GARAGING + ANNEXE**
- **2.53 ACRES**
- **FREEHOLD**
- **RURAL**
- **4,972 SQ FT**
- **GUIDE PRICE £1,650,000**

The property

Copplestone House is a fine character property with almost 5,000 sq ft of tasteful accommodation. It offers a wealth of period features with a light-filled environment arranged over three floors. There are six bedrooms and three elegantly appointed reception rooms, along with a detached annexe offering useful additional accommodation for guests or multi-generational living.

The main formal reception room is the 24ft, triple aspect drawing room, which has wooden parquet flooring, ceiling roses with chandelier light fittings, beaded panelling, an open fireplace and dual French doors opening to the south-facing garden. Further space in which to relax or entertain includes the formal dining room. At the heart of the home, the kitchen features timber beams overhead and is fitted with farmhouse-style units, a breakfast bar and an Aga. There is also space for a seating area and a breakfast table for informal dining. Adjoining the kitchen is a pantry, as well as a separate useful boot room which leads to a snug/office.

The ground floor is completed with a w/c. The property benefits from a well-proportioned cellar which offers ample space for storage and additional home appliances.

There are four well-presented bedrooms on the first floor, including the principal bedroom at the front with a dressing room and large en suite bathroom, featuring a freestanding roll-top bathtub and a separate shower unit with a rainfall shower head. One further first-floor bedroom has an en suite bathroom, while there is also a family shower room with extensive built-in storage. Stairs continue to the second floor, where there are two further double bedrooms and a family bathroom.

The detached annexe offers over 1,400 sq ft of flexible living accommodation. It includes a generous sitting room with space for dinning, a kitchenette and a w/c to its ground level. Upstairs there is a double bedroom with skylights overhead, a dressing room, fully equipped kitchen with neutral décor and a bathroom with a freestanding roll-top bathtub.

CORONATION
COUNTRY LIFE

Annexe

Outside

The house is set in a sizeable plot totalling just over 2.5 acres. It includes enchanting gardens which extend mostly to the south, welcoming plenty of sunlight throughout the day. There is a wrap-around terrace at the side of the house with a veranda and French doors leading into the drawing room, creating an ideal space for al-fresco dinning and outdoor entertaining. Across the rolling lawn is a covered outdoor kitchen with a paved dining area. Other features include an ornamental pond, a walled kitchen garden, a vegetable garden, an orchard, a fenced paddock, two greenhouses and a chicken coop. The whole garden is bordered by established hedgerows and a wealth of mature specimen trees. Situated within the cobbled courtyard is the double storey annexe, along with outbuildings comprising an L shaped series of three separate barns; a workshop, party barn and tractor barn. The barns offer potential for conversion, subject to obtaining the relevant planning consents. The property is approached over a gravel driveway with a turning circle providing parking for multiple vehicles.

Location

The property occupies a convenient position on the fringes of the market town of Tiverton which offers a wide range of facilities including supermarkets, traditional high street and independent shops, pubs, restaurants, banks, health amenities, a leisure centre and a popular golf course, which is less than a mile from the property. There is a twice weekly market, as well as excellent local producers and artisan farm shops.

Exeter is approximately 16 miles away and has great business facilities together with open air markets, restaurants, cafés and wine bars. The city is also well served with a good range of leisure and cultural amenities, including theatres, museums, galleries and cinemas and substantial shopping facilities.

The location of the property offers scenic walking, riding and cycling routes. The Knightshayes National Trust is less than 4 miles away, while slightly further afield is the Blackdown Hills AONB, Exmoor National Park and the rugged North and East Devon coastlines.

The local area benefits from a fantastic selection independent and state schooling including Uffculme School (rated Outstanding by Ofsted), Tiverton High School and Blundell's, for which the property falls within the 10% reduced fee catchment area. Also within easy reach is Wellington School, Exeter School, The Maynard, West Buckland School, Queen's College, King's College and Taunton School.

Transport links are excellent, with the M5 providing easy access south towards Exeter and north towards Taunton, Bristol and the wider national motorway network. Tiverton Parkway station, less than five miles away, provides frequent mainline services to Exeter St David's in just seventeen minutes and London Paddington in a approximately two hours. Nearby Exeter Airport provides an ever-increasing number of domestic and international flights.

Distances

- Tiverton Golf Club 0.9 miles
- Tiverton Town Centre 2.4 miles
- Knightshayes National Trust 3.8 miles
- Tiverton Parkway 4.9 miles
- Blackdown Hills AONB 14.9 miles
- Exmoor National Park 15.7 miles
- Exeter City Centre 15.9 miles
- Exeter Airport 17.5 miles
- Taunton 21.3 miles

Nearby Schools

- Blundell's School
- Tidcombe Primary School
- Tiverton High School
- Petroc College
- Uffculme School
- Exeter College
- Exeter School
- The Maynard School
- West Buckland School

The position & size of doors, windows, appliances and other features are approximate only.
⊏ ⊐ ⊏ ⊐ Denotes restricted head height
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Floorplans

Main House internal area 4,972 sq ft (462 sq m

Barns internal area 1,610 sq ft (150 sq m)

Annexe internal area 1,407 sq ft (130 sq m)

Total internal area 7,989 sq ft (742 sq m)

For identification purposes only.

Directions

EX16 4NH

From junction 27 of the M5, exit and join the North Devon Link Road. Take the first exit for Sampford Peverell/Halberton. Pass through the two villages and approximately a mile after leaving Halberton, turn left onto Manley Lane. Turn right onto West Manley Lane, and the property is found shortly afterwards on the left hand side.

what3words: ///survivor.decorated.cascaded - brings you to the driveway

General

Local Authority: Mid Devon District Council

Services: Mains electricity and water. Oil-fired central heating. Private drainage (work is being carried out to ensure it is compliant with current regulations).

Council Tax: Band G

EPC Rating: F (main house) C (annexe)

Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

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