



## Little Orchard, Copplestone, EX17 5NL

Guide Price £232,500

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# Little Orchard

Copplestone, Crediton

- Character filled unlisted cottage
- Surprisingly spacious accommodation
- Three bedrooms and two reception rooms
- South-facing rear garden
- Garden room / office and outside utility
- Village centre location close to amenities
- Mains gas central heating

Little Orchard is an unlisted period terraced cottage, found in the centre of Copplestone, with its Primary School, shop and transport links all within walking distance.

The character filled accommodation is surprisingly spacious at 114sqm/ 1,234sqft (including the garden room and utility). There is a living room with a large open fire, bread oven recess and exposed ceiling and wall beams plus a large dining room, kitchen, larder/pantry and a bathroom with a Mira electric shower over the bath, WC, sink and radiator. Heading up the lovely staircase we are greeted by an abundance of exposed floorboards with three good useable bedrooms on offer. There are latched timber doors throughout & the combi-boiler is under the stairs and provides hot water and central heating to the cottage.





Outside: To the rear is a south-facing, level and enclosed garden (10m x 5-6m) capturing the sun for the vast majority of the day. There is also access to the utility room (light, power and plumbing for washing machine and white goods), plus a lovely garden room with double doors, wood-burning stove, light and power points. There is no allocated parking, but on-road parking is available slightly further up the A377 or in the FREE VILLAGE CAR PARK located off Fernworthy Park.

Please see the floorplan for room sizes.

Current Council Tax: B (£1,699pa)

Utilities: Mains gas, electric, water, telephone and broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold



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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.

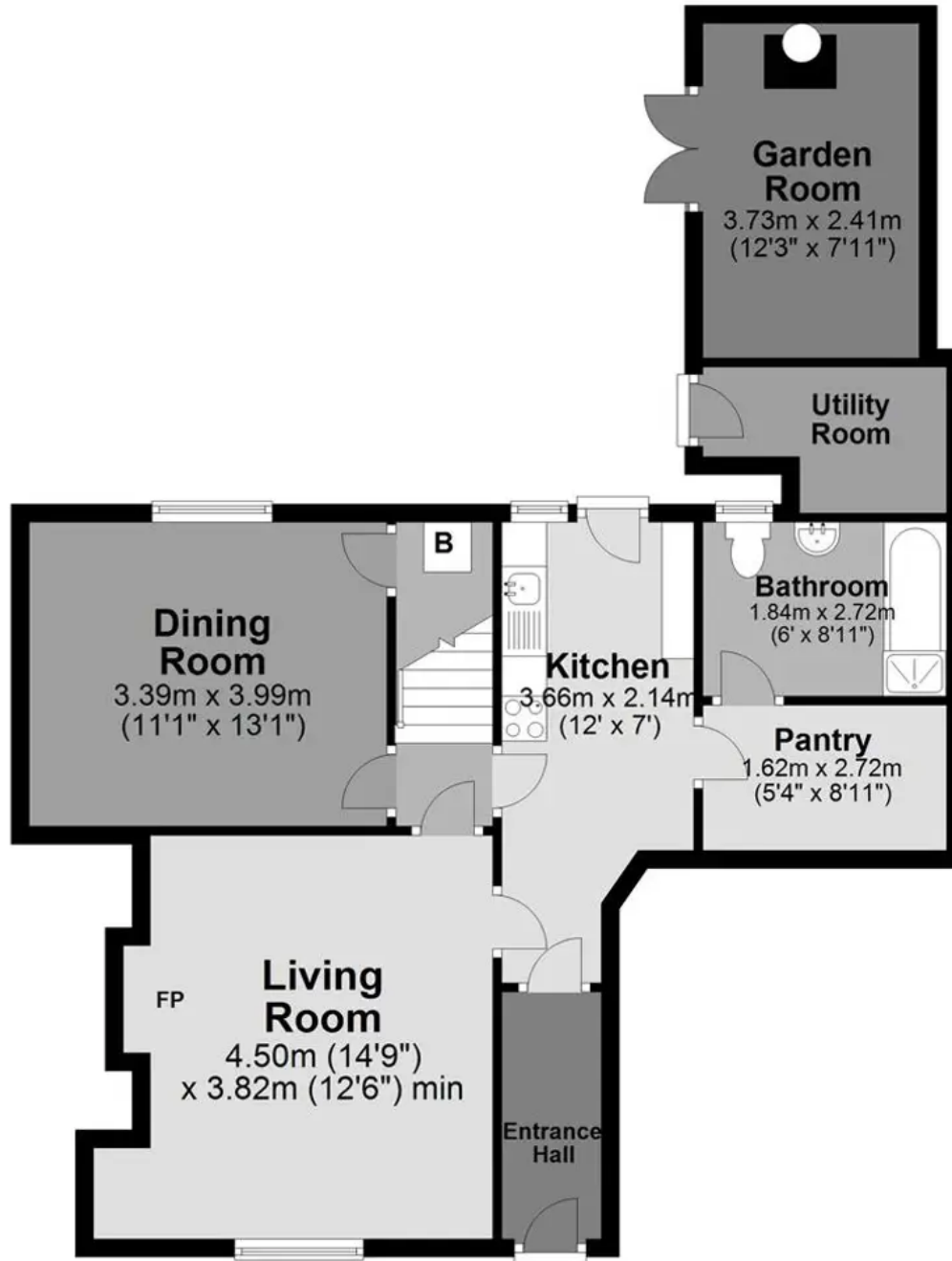
**DIRECTIONS:** Little Orchard is found in the heart of Copplestone and faces towards 'Copplestone Cross' on the A377

What3Words: [///suitsably.chemistry.cubes](http://suitsably.chemistry.cubes)



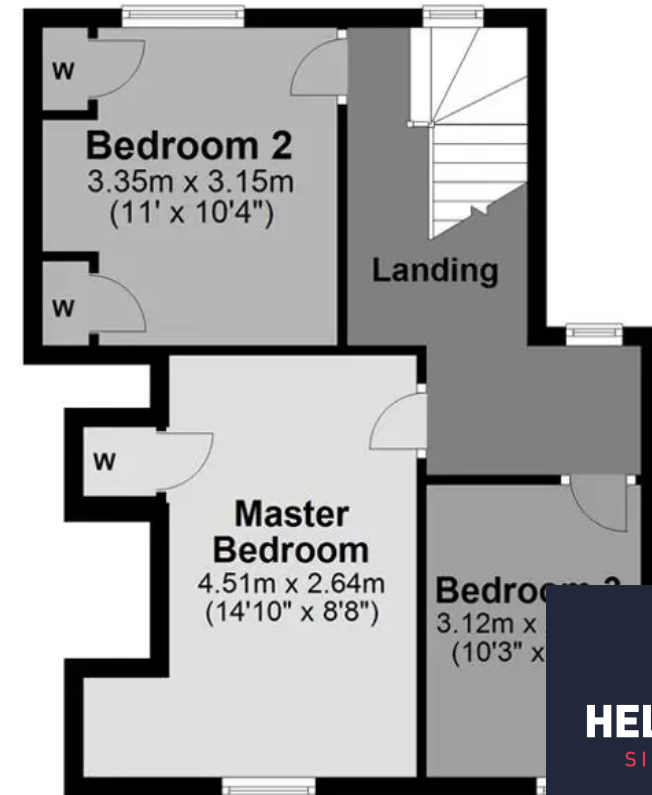
## Ground Floor

Approx. 72.5 sq. metres (780.5 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.4 sq. feet)



Total area: approx. 114.7 sq. metres (1234.9 sq. feet)

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## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

<https://helmores.com/>

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