



Coombe House Lychgate Park, Coplestone, EX17 5JT

Guide Price £465,000

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Coombe House, Lychgate Park

Copplestone, Crediton

- Very spacious executive style detached house
- 157 sqm / 1,700 sqft of accommodation
- Five bedrooms, two en-suites & a study
- Master bedroom with walk-in wardrobe
- Brand new kitchen & boiler in 2023
- Huge dual-aspect living room
- Downstairs WC & upstairs bathroom
- Mains gas central heating & uPVC double glazing
- Double garage & driveway for 4-5 cars
- Level south-facing rear & side garden

Welcome to Coombe House, a stunning and very spacious executive-style detached house located in the desirable Lychgate Park, Copplestone. This exceptional property offers 157sqm / 1,700sqft of luxurious accommodation, providing ample space for comfortable living.



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Boasting five bedrooms, including two en-suites and a study, Coombe House offers versatility and room for the whole family. The master bedroom also features a walk-in wardrobe, adding a touch of luxury to your daily routine.

Step into the brand new kitchen, a contemporary space that will inspire your inner chef, with a Bosch twin oven, gas hob, extractor & dishwasher all integrated. The huge dual-aspect lounge diner is flooded with natural light, creating a warm and inviting atmosphere for relaxation and entertainment.

Convenience is key, with a downstairs WC and an upstairs bathroom with separate shower cubicle catering to the needs of a busy household. Mains gas central heating via the 2023 installed boiler and uPVC double glazing provide comfort and energy efficiency.

Coombe House offers ample parking space with a double garage (light power & electronic door) and a driveway that can accommodate 4-5 cars. The level south-facing rear (17m x 5m) and side garden provide a place to enjoy the sunshine. It's unlikely you would need more living space, but the infrastructure is in place for the double garage to be converted if desired (STP).



Don't miss the opportunity to make Coombe House your dream home. Contact us today to arrange a viewing and experience the elegance and spaciousness this property has to offer.

Please see the floorplan for room sizes.

Current Council Tax: E (£2,774pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating (New ideal boiler in 2023)

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.

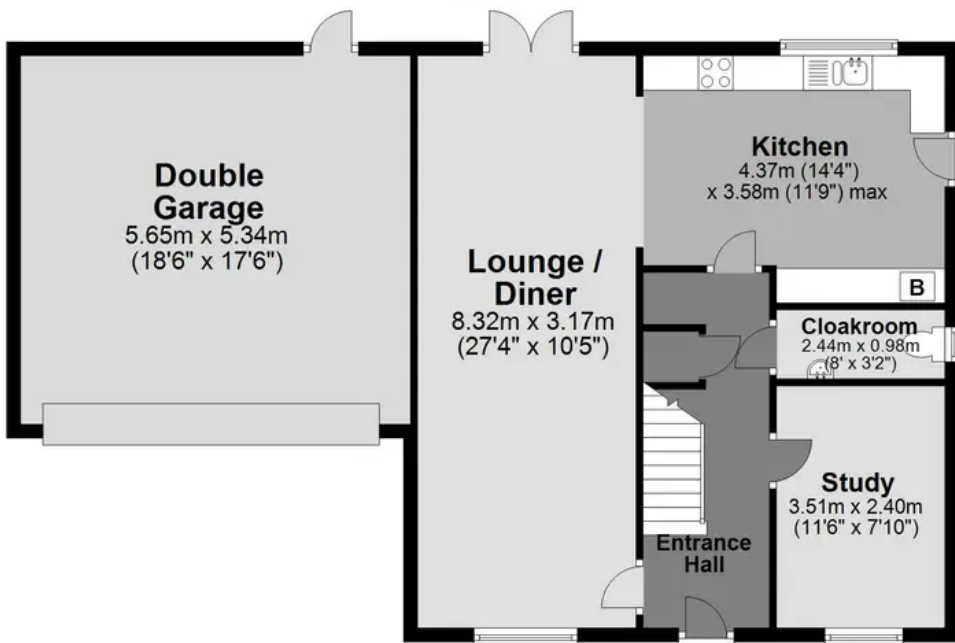
DIRECTIONS: For Sat-Nav use EX17 5JT, as you enter Lychgate Park the driveway in is found on your left, follow this up to the parking area by the house.

What3Words: [///downfield.removing.whom](https://www.what3words.com////downfield.removing.whom)



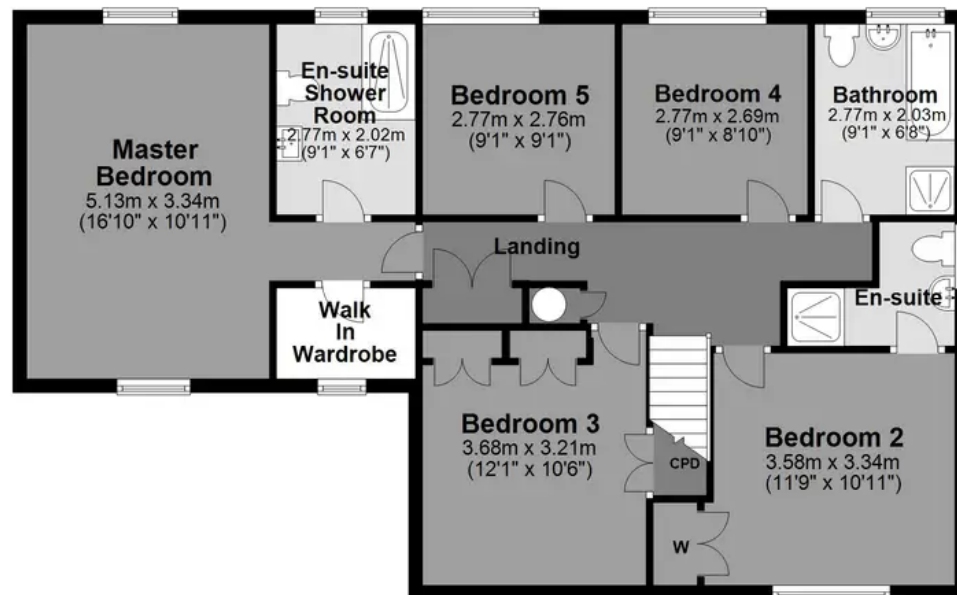
Ground Floor

Approx. 63.0 sq. metres (677.7 sq. feet)



First Floor

Approx. 94.6 sq. metres (1018.2 sq. feet)



Total area: approx. 157.6 sq. metres (1695.9 sq. feet)

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Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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