



Waterbridge House, Copplestone, EX17 5LF

Guide Price £1,100,000

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Waterbridge House

Copplestone, Crediton

- Commercial (0.75 acre) yard with modern 4,200sqft outbuilding (B8 Use)
- Mixed Residential & Commercial Yard Opportunity!
- Turning circle, double garage & 11m long carport
- Huge detached main home & a detached holiday cottage
- Set in 6.25-6.5 acres in total, stunning gardens, grounds, lake & paddock
- Living accommodation of 4,200sqft, with six double bedrooms
- Four reception rooms & three bath/shower rooms
- Kitchen breakfast room with centre island, plus a utility room
- Two bedroom holiday cottage with parking & garden

Discover an extraordinary opportunity at Waterbridge House, Copplestone, where the lines between residence and commercial venture seamlessly intertwine. This unique property presents a remarkable mixed residential and commercial yard opportunity that's truly one-of-a-kind.



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Situated on the outskirts of Copplestone, this expansive property comprises of a vast detached main home and a separate detached holiday cottage. What sets it apart is the sprawling commercial yard, spanning approximately 0.75 acres, complete with a modern 4,200sqft outbuilding with B8 use.

In total, this exceptional property spans an impressive 6.25-6.5 acres, offering stunning gardens, enchanting grounds, a tranquil lake, and a paddock for your enjoyment. The possibilities are as vast as the landscape itself. There is a handy open-fronted tractor store, chicken & dog runs, areas of stunning paving & lawn and plenty of wild flower areas for bees & butterflies.

The main residence, boasting a spacious 4,200sqft of living space, includes six double bedrooms that provide ample room for your whole family's needs. Four reception rooms invite endless possibilities, whether you're seeking space for relaxation, entertainment, or creative endeavours. With three bath/shower rooms, convenience is never compromised.

The heart of the home is the kitchen breakfast room with a central island, integrated appliances, providing a perfect hub for culinary creations and family gatherings. A utility room & store room off the double garage adds practicality to daily living. The whole house has oil-fired central heating & uPVC double glazing too.



Waterbridge House also features a turning circle, double garage, and an 11m long carport, ensuring ample space for vehicles and manoeuvring.

Adding to the charm is the two-bedroom detached holiday cottage, complete with parking and a garden, offering additional versatility & income.

Uncover the potential that Waterbridge House holds for your unique vision. From the expansive main residence to the commercial yard and beyond, this property offers a realm of possibilities that go beyond the ordinary.

Planning Consents - The occupation of the main dwelling must be by a person solely or mainly employed, or last employed, in the operation or work of the adjoining yard.

Please see the floorplan for room sizes.

Current Council Tax: F (£3,278pa)

Utilities: Mains electric, water, telephone & broadband + oil tank

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage (shared between main home & holiday cottage)

Heating: Oil-fired central heating

Listed: No

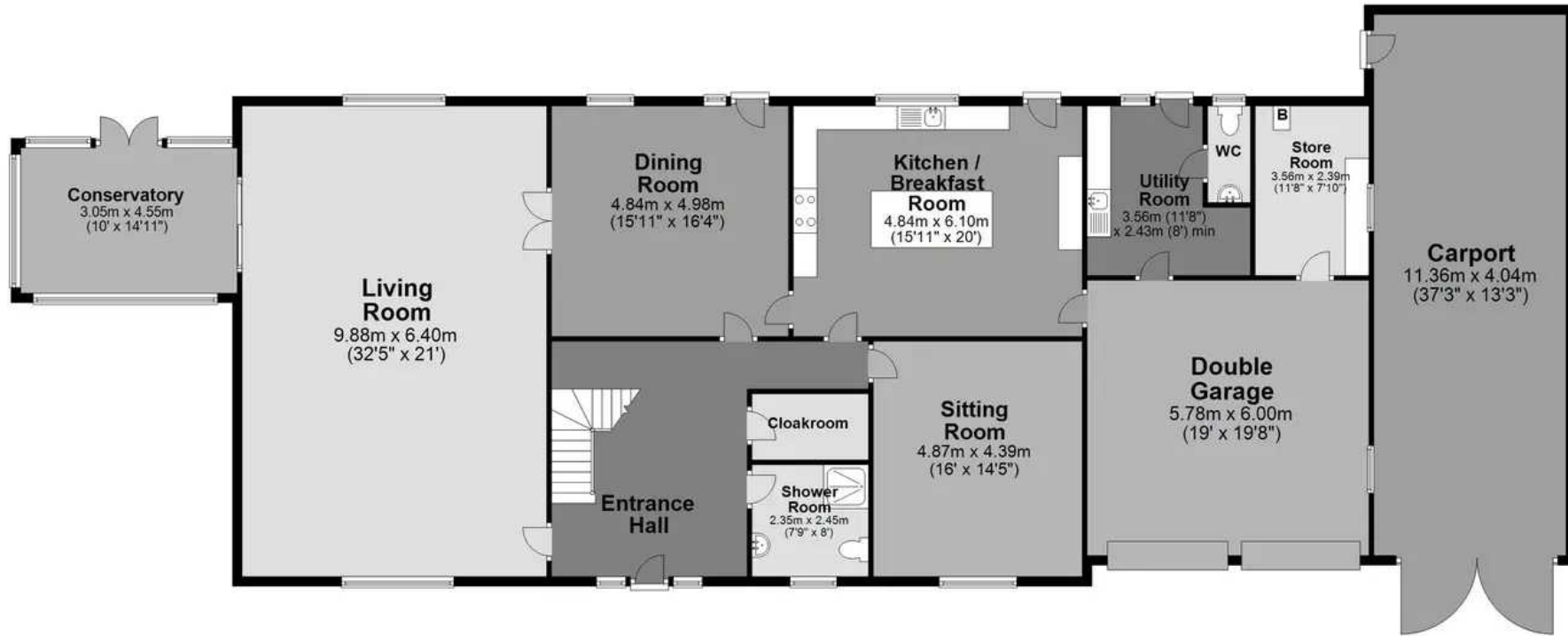
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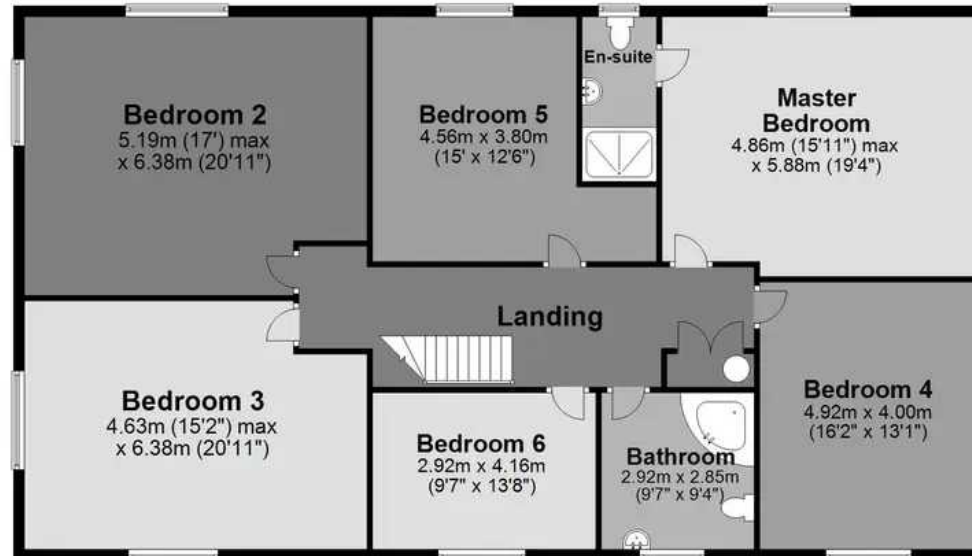
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Ground Floor
Approx. 214.5 sq. metres (2309.4 sq. feet)



First Floor
Approx. 175.8 sq. metres (1892.7 sq. feet)



Total area: approx. 390.4 sq. metres (4202.1 sq. feet)





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, Coplestone 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 5LF, as you leave Copplestone on the A377 in a North-Westerly direction, turn right down the lane where the Yard is visible, just before the Barn Hill turning towards Waterbridge Gold Course.

What3Words: [///alpha.bongo.glades](https://www.what3words.com/alpha.bongo.glades)



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