



Site For 2 Dwellings, The Cross Hotel, Copplestone, Crediton, EX17 5NH

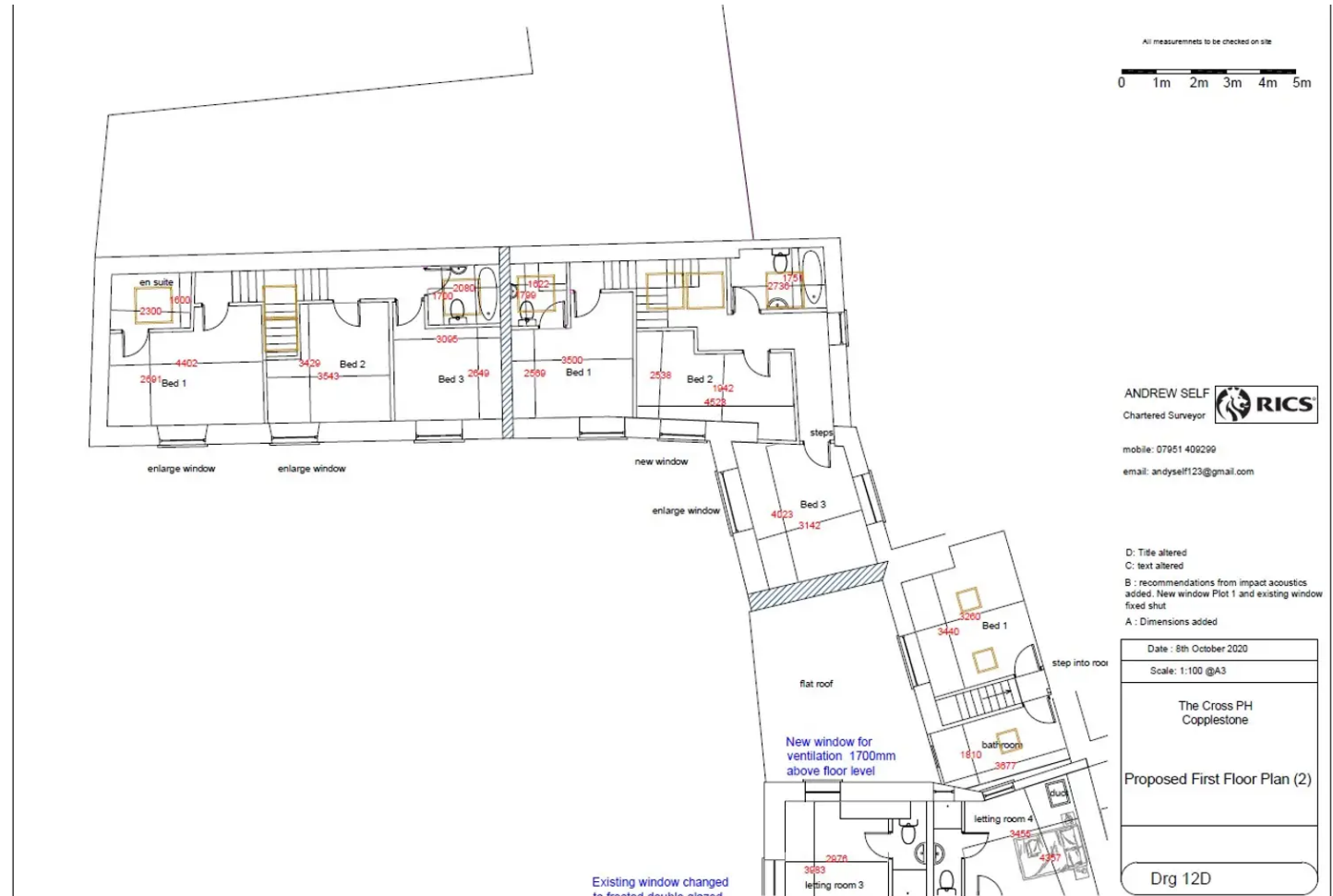
Guide Price £195,000

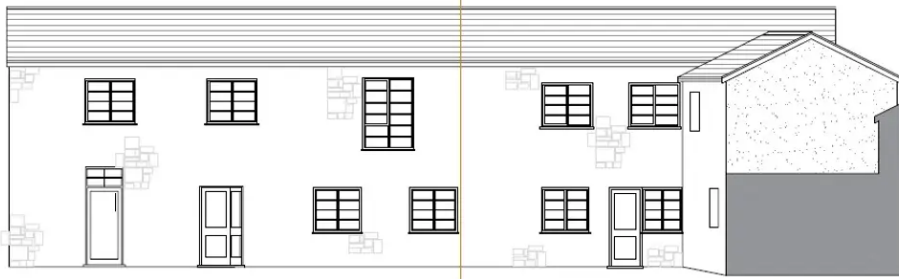
Site For 2 Dwellings, The Cross Hotel, Copplestone, Crediton, EX17 5NH

- Outbuilding with Full Planning Permission
- For Conversion into Two Residential Dwellings
- Both with spacious three bedroom accommodation
- Each with a parking space & some outside space
- Found in a central position within Copplestone
- Power & mains water to the site
- Mid-Devon Planning: 21/01403/FULL
- Current owner will renovate the pub at the same time
- Contact the office for more information

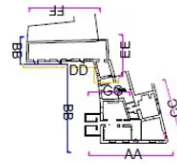
Introducing a remarkable opportunity to transform this centrally located outbuilding in Copplestone into two residential dwellings. With full planning permission already in place – Mid-Devon Planning 21/01403/FUL

The former skittle alley & 2nd bar presents the chance to create two spacious three-bedroom houses with en-suites, each residence will benefit from a designated parking space and some outdoor space, allowing residents to enjoy the convenience of parking outside their front door.





ELEVATION DD
SKITTLE ALLEY



0 1m 2m 3m 4m 5m

ANDREW SELF
Chartered Surveyor

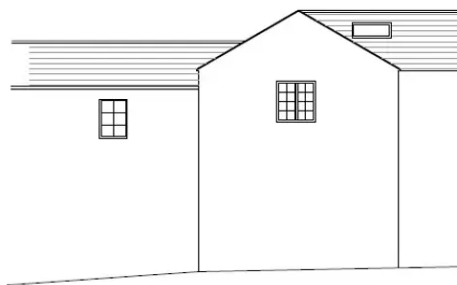


mobile: 07951 409299
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New window for ventilation to the bedroom
Ceil minimum 1700mm above floor level

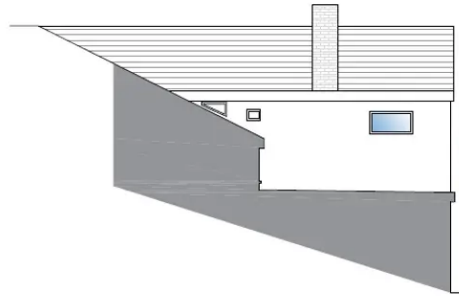
D: window shown to bed 2 plot 3
C: recommendations from impact acoustics added. New window. Window fixed shut. Rooflights to plot 2 shown. Section GG added
B: Boundary line added
A: Elevation materials altered

Date: 17th July 2021
Scale: 1:100 @A3
The Cross PH Copplestone
Proposed Elevations 2

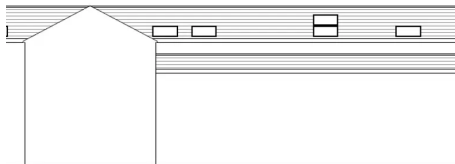


ELEVATION EE

roof coverings not altered.
walls repointed stone
metal windows and doors
upvc gutters and downpipes



ELEVATION GG



ELEVATION FF
REAR OF SKITTLE ALLEY



All measurements 1
0 1m 2m

All measurements 1
0 1m 2m



ELEVATION BB
COURTYARD

Existing window to first floor bed changed to frosted double glazed fixed shut for sound insulation

toughened double glazed windows non-opening to external area
slate roof to covered area (shown green hatch)

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E: door shown to sit
D: Unit 1 omitted. E retained
C: recommendation added. New window. Rooflights to plot 1
B: boundary added
A: Materials altered

Date: 17th Jul
Scale: 1:100

The C
Copp

Proposec

Drg.15E



ROAD ELEVATION A377
AA DD combined

Beer Garden amendments
garden enclosure walls
toughened double glazed windows non-opening for light
slate roof to rear section of covered area
entrance door from pavement to have self-closing device

C: recommendation added. New window. Beer garden enclosure
B: Beer garden walls
A: Minor alterations

Date: 9th Oct
Scale: 1:100 @

The C
Copp

Road

Drg.17C

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YARD

Located in the heart of Copplestone, this site offers the convenience of central positioning, providing easy access to local transport links to Exeter, amenities, shop, and services.

The site benefits from power and mains water connections, assisting with a smooth and efficient development process. Mid-Devon Planning reference number 21/01403/FULL guarantees the validity of the planning permission, offering peace of mind to developers or builders alike.

In addition to the outbuilding conversion project, the current owner has plans to renovate the pub & convert the one bedroom dwelling on the site simultaneously. This presents a unique opportunity to create a vibrant community hub alongside the residential development, enhancing the appeal and desirability of the overall project.

Contact our office today to request the planning pack and book a viewing. Don't miss out on this exceptional development opportunity in Copplestone, the rewards are waiting.

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

Broadband within this postcode: Superfast Enabled

Listed: No

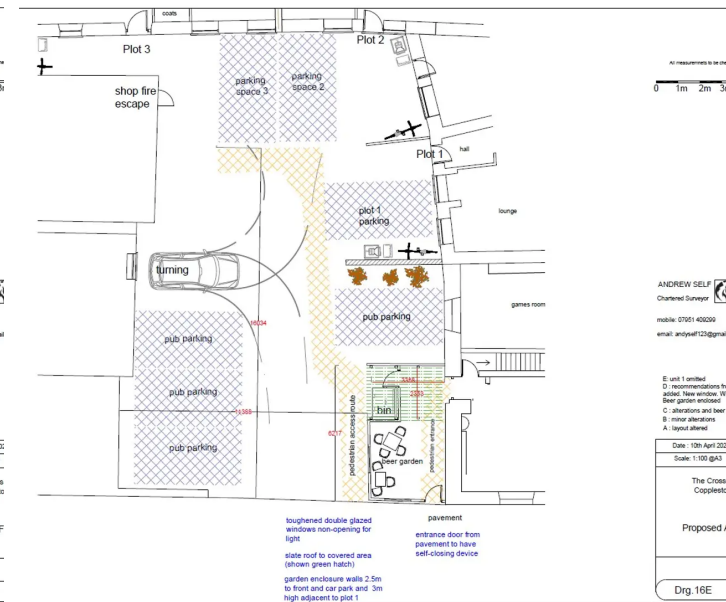
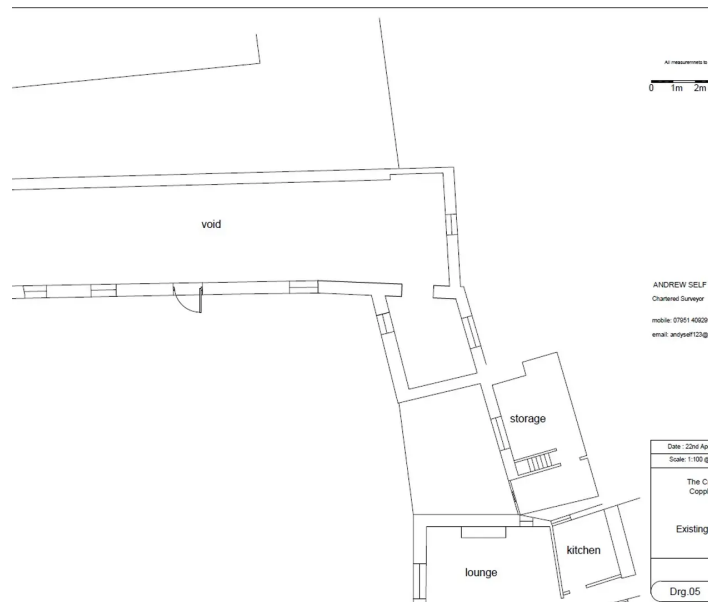
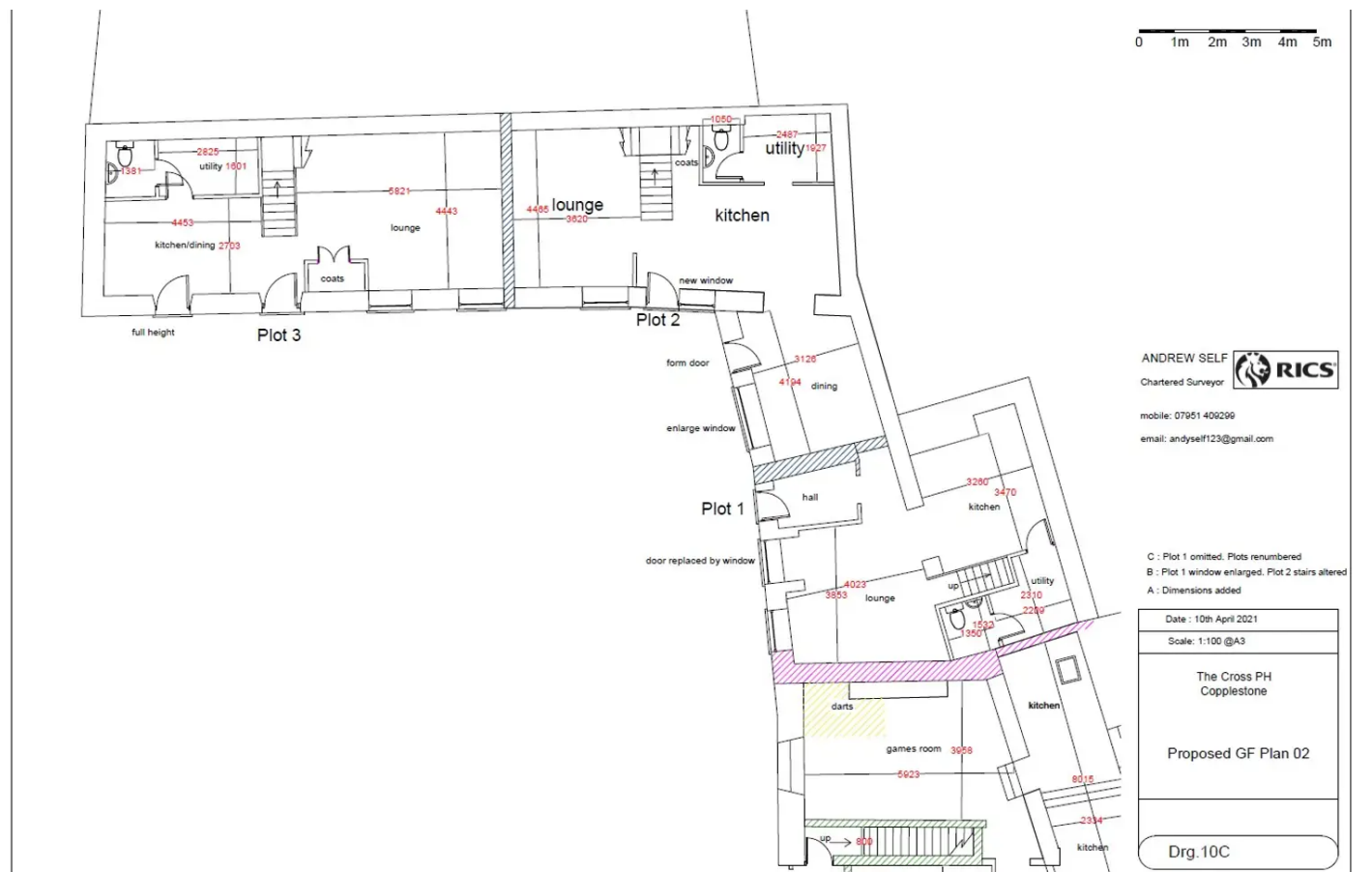
Tenure: Freehold

HELMORES
SINCE 1699

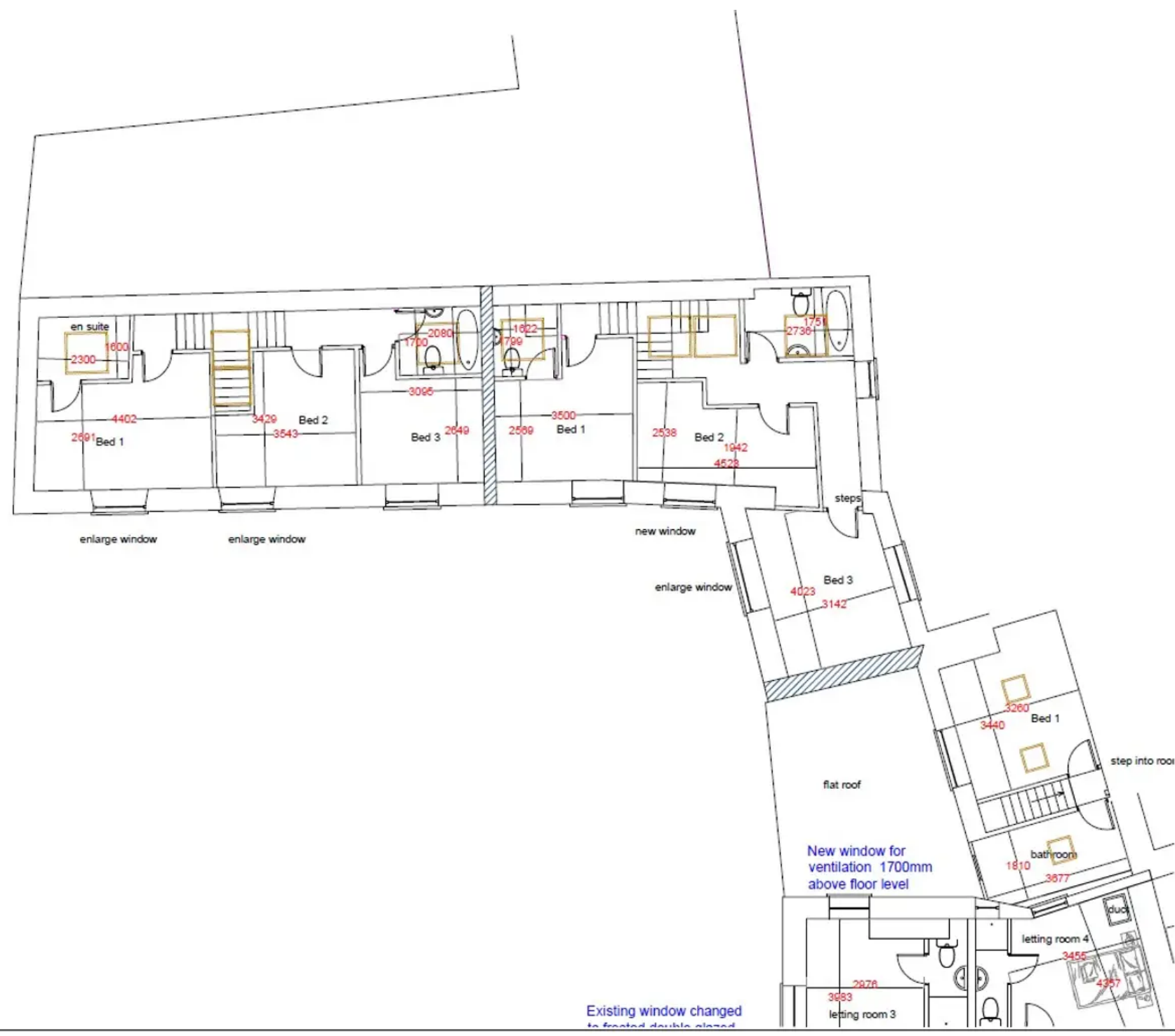
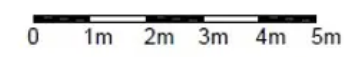
COPPLESTONE is a 5-minute drive west of Crediton on the A377, a main route into the City of Exeter. A stone's throw to the southwest is Dartmoor National Park, renowned for its invigorating walks and sublime scenery. Previously a traditional farming hamlet, Copplestone has grown over the years, and now 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 5NH, parking can be found in the pub parking area.

What3Words: ///funded.suspends.masses



All measurements to be checked on site



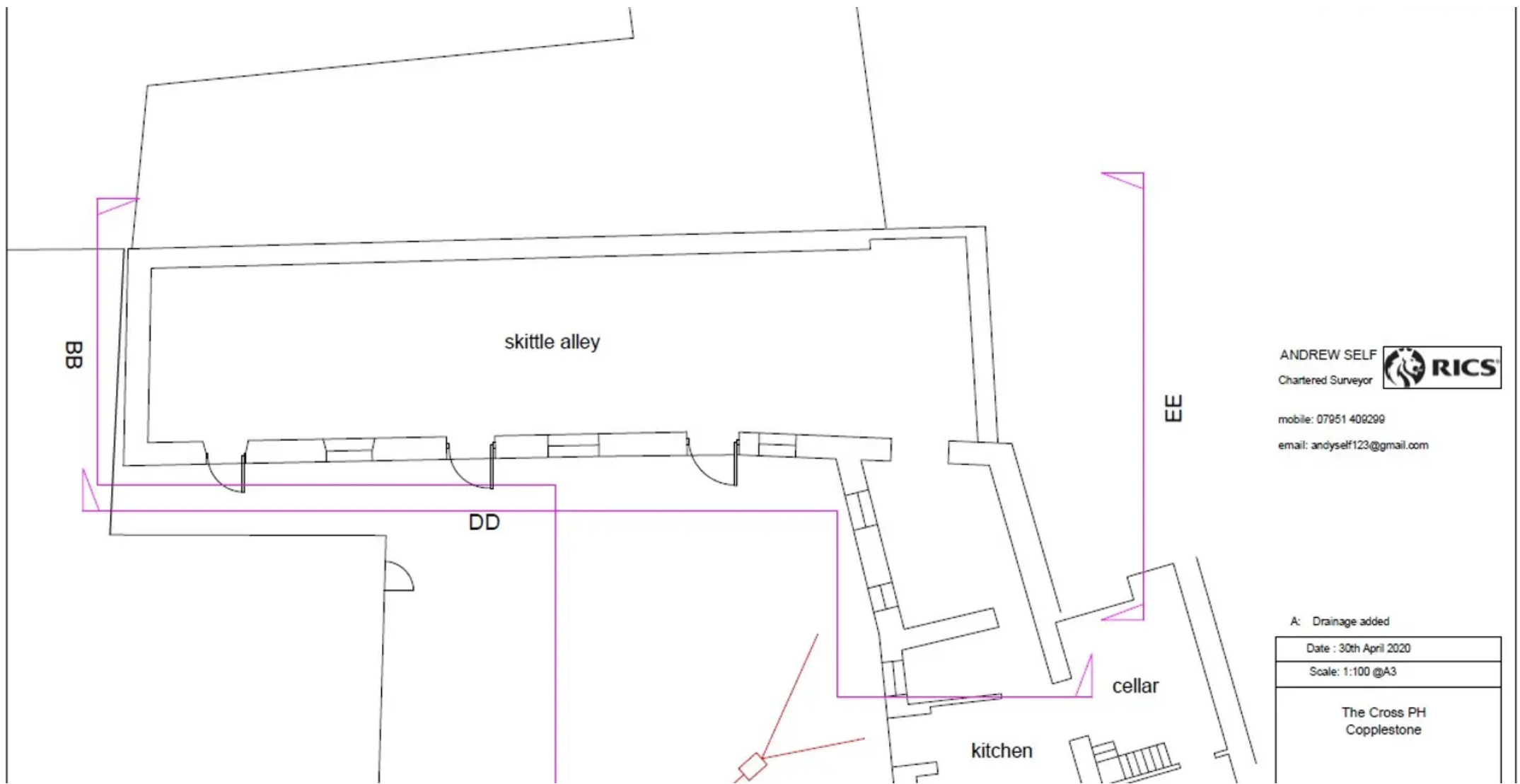
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- D: Title altered
- C: text altered
- B: recommendations from impact acoustics added. New window Plot 1 and existing window fixed shut
- A: Dimensions added

Date : 8th October 2020
Scale: 1:100 @A3
The Cross PH Copplesstone
Propo

HELMORES
SINCE 1699



Helmores

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