



## Station Bungalow, Station Road, Copplestone

Guide Price £299,950

**HELMORES**  
SINCE 1699

# Station Bungalow, Station Road

Copplestone, Crediton, EX17 5NE

- Semi-detached bungalow
- Former railway station conversion
- Living room with fireplace
- Good sized garden and parking
- Beautiful condition throughout
- Completely renovated to high standard

Located on a no through road in the popular village of Copplestone, this unique property is part of the former station building. It's position to the end of the working platform is a wonderful setting and certainly a part of railway history. Believed to be one of the last properties of it's type in Devon and Cornwall, it is a wonderful and quirky home. It is a semi-detached bungalow on a level plot with parking and a lovely garden to the side which also adds to its appeal.

The property has undergone a full renovation which is nearing completion by the current owner and now offers quirky yet comfortable accommodation on one floor. There's character throughout but mixed with a modern kitchen/dining room with a vaulted ceiling, mains gas central heating, a beautiful master bedroom with high ceilings, a family bathroom and the second bedroom is versatile with built in bunk beds and a desk to suit a range of uses.





There's uPVC double glazing and about to be fitted are two hardwood external doors to complete the look. The property has had new plumbing and electrics too plus some extras such as a generator input and the gas boiler can run from LPG bottles should the need arise. There's been a great deal of work done here and it maybe possible to extend into the loft (subject to building regs) or add a carport/garage (subject to permissions).

Outside, there is a parking area to the front and the remainder of the garden has new timber fencing. Pathways lead past the kitchen door to a shed and then into the level side garden, approx. 13m x 10m which is mainly lawned. There is an additional vehicle access at the end of the garden which has been recently re-stoned for additional parking with gated access.

#### Agents Note:

There is a gate from the garden to the platform and further area of "garden". Although this area has been used by the current and previous owners, it isn't part of the property being sold.

Upon launching the property to the market, there is still some garden works, plastering, painting, carpet and doors to be finished so please bear this in mind and it will be done prior to purchase.

Please see the floorplan for room sizes.

Council Tax: B (Mid Devon 2023/24 £1765.53)

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

Drainage: Mains drainage

Heating: Gas fired central heating

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 5NE and the What3Words address is ///buddy.good.defenders but if you want the traditional directions, please read on.

From Crediton High Street head towards Copplestone on the A377 and go through the traffic lights, bearing right and staying on the A377 towards Lapford. Go along the one way road and once back to two way, take the next right into Bishops Drive and then first right into Station Road. Follow the road and the property will be found just past the station car park on the right.



## Ground Floor

Approx. 65.9 sq. metres (709.1 sq. feet)





## Helmores

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