



## Woodparks Barns

Copplestone, EX17 5NZ

- A highly individual Live Work Unit
- Outstanding Rural Location
- Two/Three Bedroom
- Converted to a high standard

Rent ~ £2,000 pcm



THE KEENOR ESTATE AGENT



**SITUATION/DESCRIPTION** Woodparks Barns are situated in a truly rural location twixt Coplestone and Morchard Bishop, yet only five miles from Crediton and thirteen miles from Exeter, and is approached over a long private drive, shared with just one other property. The property is surrounded by rolling farmland and enjoys lovely, uninterrupted views.

Woodparks Barns have been converted to an exceptionally high standard and very much in keeping with today's 'Green' values, including a rainwater harvester, high levels of insulation throughout, a state-of-the-art heating & hot water system, low energy lighting systems throughout, individual thermostats in every room insulated underfloor heating on the ground floors, and a 'Bio-Tec' sewage treatment system. The accommodation also includes a superbly appointed Kitchen, Bathroom and En Suite, and is tastefully decorated and carpeted throughout.

The accommodation in Woodparks Barn includes a partially 'cross-passage' Hall with a vaulted First Floor ceiling, a Sitting Room, a superbly appointed Kitchen/Dining Room, a Utility and Cloakroom, and a Study/Bedroom 3 on the Ground Floor. On the First Floor are two double Bedrooms, the Master Bedroom with a well appointed En Suite Shower Room, and a separate Bathroom. The Linhay comprises an Office/Display Room, a large Workroom, a Kitchen, and a separate Shower Room on the Ground Floor. On the First Floor is a further large Store Room.

Woodparks Barns are set around and overlook a central graveled Courtyard, to one side of which steps lead up to a large parking area. At the rear of The Linhay is a lean-to Car Port and a further lock-up Store. In all, this outstanding property offers a 'live/work' opportunity with contemporary living space and close-at-hand work space, situated in an un-spoilt peaceful, rural location in the heart of central Devon.

**ENTRANCE** Live Unit – A Former Threshing Barn. From the gravelled Courtyard, fully glazed doors open into the 'cross-passage' vaulted Hall where doors open to the Sitting Room & Kitchen, and stairs turn and lead up to the First Floor galleried Landing.

**SITTING ROOM** 15'6" (4.72 M) x 14'6" (4.42 M) A good sized dual aspect with a feature wood burning stove and underfloor heating.

**KITCHEN/BREAKFAST ROOM** 15'3" (4.65 M) x 14'9" (4.50 M) A good sized Kitchen/Breakfast Room fitted with an extensive range of built-in units to three sides under a laminate work surface including

and incorporating a 1 ½ bowl sink unit with mixer tap set below a window to the side allowing lovely far reaching rural views. At one end there is a 'Britannia' stainless steel stove with five ring hob and double oven. The Kitchen is finished with space, points and plumbing for a dishwasher, fridge/freezer and washing machine and an attractive slate floor with underfloor heating. In one corner a door opens into the Study/Bedroom 3 whilst on one side a further door opens into the

**UTILITY ROOM** The Utility Room houses the oil-fired boiler and the pressurised hot water system providing domestic hot water and servicing the radiators and underfloor heating. In one corner there is a 'Belfast' sink with space & plumbing for a washing machine below. The room is finished with a window to the side and a slate floor with underfloor heating. In one corner a door opens into an internal Cloakroom fitted with a low level WC and a wall mounted wash hand basin.

**STUDY/BEDROOM 3** 12' (3.66 M) x 9'6" (2.90 M) A good sized room with window to the rear and underfloor heating.

**FIRST FLOOR LANDING** Returning to the Entrance Hall stairs lead straight to the First Floor Landing with doors off to all principal rooms and velux window allowing good natural light.

**BEDROOM 1** 13'6" (3.96 M) x 10' (3.05 M) A double bedroom with a window at one end allowing lovely rural views with radiators on either side. At the opposite end there is a built-in Wardrobe whilst in one corner a door opens into the En Suite Shower Room.

**EN-SUITE SHOWER ROOM** A well fitted modern Shower Room housing a matching white suite comprising a large walk in shower with fully tiled splash backs; a low level WC; and wash hand basin inset into a vanity unit, with a mirror shaver light and medicine cabinet over. The Shower Room is finished with a heated towel rail, an extractor fan and a velux window allowing good natural light.

**BEDROOM 2** 15'6" (4.57 M) x 8'3" (2.44 M) A double bedroom with a window at one end allowing lovely rural views with radiator to one side and velux window also allowing good natural light.

**BATHROOM** A well fitted Bathroom housing a matching white suite comprising a panel bath with fully tiled splash backs with mixer shower over and glazed shower screen to one side; a low level WC;

and a wash hand basin set into a vanity unit with a mirror & shaver light over. The Bathroom is finished with a wall mounted medicine cabinet and heated towel rail.

**THE LINHAY - WORK SPACE** From the gravelled Courtyard at the front, a door opens into the

**DISPLAY ROOM/OFFICE** 21' (6.40 M) x 8'6" (2.44 M) A good sized room with window to the front overlooking the courtyard with ample electric sockets and telephone points. At one end a doorway leads into the

**SINK PREPARATION AREA** A walk-through room providing a link between the Work Room and the Office fitted with a sink unit in one corner with a 'Heatrae Sadia' electric water heater over and a cupboard below. On one side doors open into the Shower Room and Work Room.

**SHOWER ROOM** Fitted with a matching suite comprising a glazed and tiled shower cubicle housing a 'Mira Sport' electric shower; a pedestal wash hand basin and a low level WC.

**WORK ROOM** 23'9" (7.01 M) x 11'6" (3.35 M) A large room that is extensively glazed at the front including fully glazed double doors that also open to the gravelled courtyard. In one corner turning stairs lead up to the First Floor Store Room

**STORE ROOM** 33' (10.06 M) x 12' (3.66 M) A useful first floor Store Room with chip board floor and radiator to one side.

**OUTSIDE** From the drive, the parking & turning area provides off-road parking and turning for several vehicles and a paved path leads down to the gravelled Courtyard giving access to Woodparks Barns. Both properties are surrounded on all sides by rolling lawns and allow lovely far reaching rural views, whilst at the rear of residential barn there is a secluded and private Paved Patio. At the rear of The Linhay is a Lean-To Car Port providing useful log storage or garaging space.

**SERVICES** Mains electricity (The Linhay separately metered). Mains water (metered). 'Bio-Tec' septic tank drainage. Oil fired boiler providing domestic hot water & heating. Solid fuel Stove in Sitting Room. Rainwater harvester. BT Telephone lines installed but not connected. Terrestrial digital TV. Broadband currently with Bush Broadband

**TENURE** Woodparks Barns are to be let on a Live/Work basis with

B1 planning use. Woodparks Barn is to be let unfurnished on a six month Assured Shorthold Tenancy (minimum). The Linhay may be included within the Assured Shorthold Tenancy or let under a separate commercial lease, depending on the required use. Possession will not be granted until the Agreement has been signed, references have been taken up and the in-going funds have been paid (cleared funds). **\*\* NO CHILDREN OR PETS \*\***.

**RATES** The Tenant to be responsible for the Council Tax & Business Rates – Woodparks Barn Band D; The Linhay Business Rates – 930 sq ft (88.84m), payable amount to be assessed. Water rates to be paid by the Tenant in addition to the rent for the property.

Rent ~ £2,000 per calendar month for the whole, payable in advance by Banker's standing order.

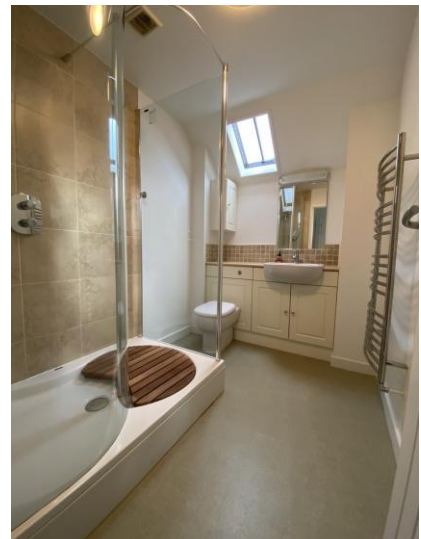
In-Going Costs ~ A deposit in the sum of five weeks rent to be paid, which will be held by the Agent as stakeholder and returned to the Tenant at the end of the tenancy, providing the terms of the Agreement have been adhered to. One whole month's rent is to be paid in advance before taking occupation.

**APPLICATION DETAILS** We will require your photographic identification (i.e driving license and/or passport) and a copy of a recent Utility Bill from your current address. We will check your credit rating as well as seek references from your employer and current/previous landlords. You will be referenced by 'Rent4Sure' who will contact you directly and ask you to submit information to them online by following a related link, which they will email to you.

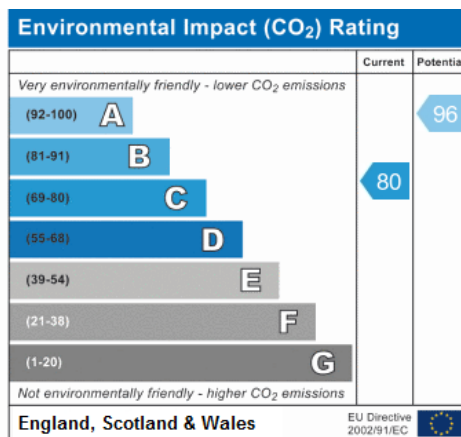
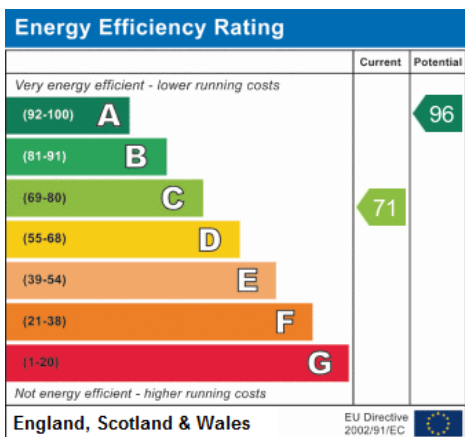
**VIEWING** Strictly by appointment through the agent. Out of Hours Please Call 01769 580024











### COUNCIL TAX BAND

Tax band D

### TENURE

Six Month Assured Shorthold

### LOCAL AUTHORITY

Mid Devon District Council

### OFFICE

Bonds Corner House  
Fore Street  
Chulmleigh  
Devon  
EX18 7BR

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements