

STAGS

Bassetts Barn







Bassetts Barn,

Copplestone, Crediton, Devon, EX17 5NE

Crediton 4.6 miles, Exeter 11.8 miles

A beautifully refurbished barn conversion set within generous grounds of 1.2 acres in a popular Devon village.

- Well positioned village location
- Three bedrooms
- Gravel sun terrace
- Double garage with potential for conversion (STP)
- Council Tax Band: D
- Beautifully converted barn
- Open-plan living space
- Grounds amounting to 1.2 acres
- Freehold
- Mid Devon Council

Guide Price £499,000

Stags Exeter

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202 | exeter@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

DESCRIPTION

The village of Copplestone offers a range of everyday amenities including a convenience store, a well-regarded primary school and both rail and bus services. The nearby market town of Crediton, just 4.6 miles away, provides an excellent selection of facilities, whilst the university and cathedral city of Exeter, 11.8 miles, offers a comprehensive range of cultural, educational and retail opportunities, together with mainline railway connections to London Paddington and Waterloo, and an international airport.

ACCOMMODATION

From the paved sun terrace, a door opens into the open-plan kitchen/breakfast room, fitted with modern units with integrated appliances and a discreet study area. Beyond lies the sitting room, full of character with exposed ceiling beams and a stone fireplace housing a woodburning stove. A rear hallway provides access to the front of the property, with useful understairs storage and stairs to the first floor.

Upstairs, the landing leads to two bedrooms and a well-appointed family bathroom. In addition is the impressive principal bedroom with a vaulted ceiling, exposed beams and attractive views over the garden.

GARDENS

To the rear of the property lies a sheltered gravelled sun terrace, perfectly positioned for outdoor dining and entertaining. Steps rise to the garden, which is mainly laid to lawn and interspersed with established shrubs. A gate from the garden opens to the land, comprising of a small paddock, leading to an orchard, all laid to grass. In total, the gardens and grounds extend to about 1.2 acres.

GARAGES AND PARKING

A paved driveway to the side of the house leads to a generous parking area, with a five-bar gate providing further vehicular access to the garden and fields. Attached to the property is a double garage with electric doors, offering excellent storage and scope for conversion, subject to the necessary consents.













SERVICES

Mains drainage, electricity and water.
Central heating - LPG gas plus a woodburner in the sitting room
Superfast broadband
For further information on any covenants please speak to the Agent.

AGENTS NOTE

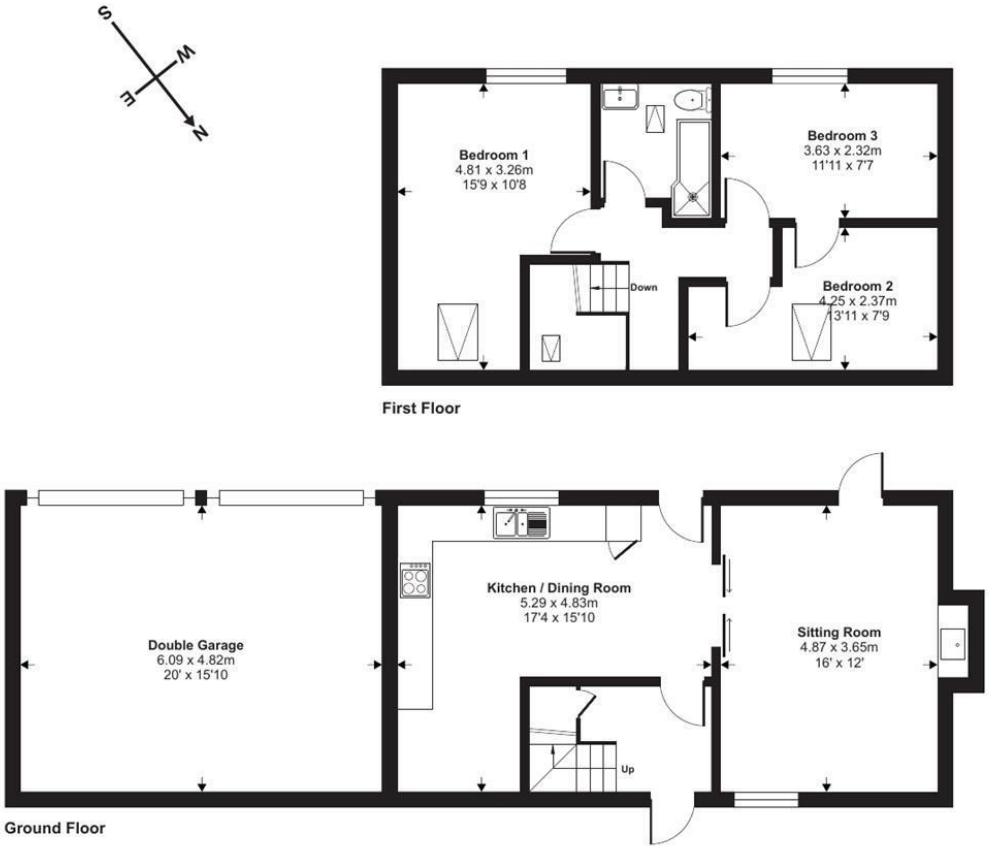
The property benefits from a ROW (Right of Way) over the neighbours initial driveway.

DIRECTIONS

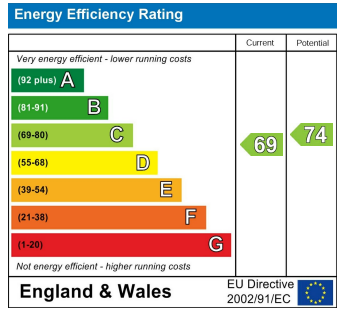
From Crediton take the main A377 road towards Barnstaple for about 4 miles until arriving in Copplestone. Stay on the main road, and pass through the traffic lights at the railway bridge, keeping right just after still on the A377. The driveway to Bassetts Barn will be seen about 200 yards along the road on the left.
What3words - carry.northward.race

Approximate Area = 950 sq ft / 88.2 sq m (excludes garage)

For identification only - Not to scale

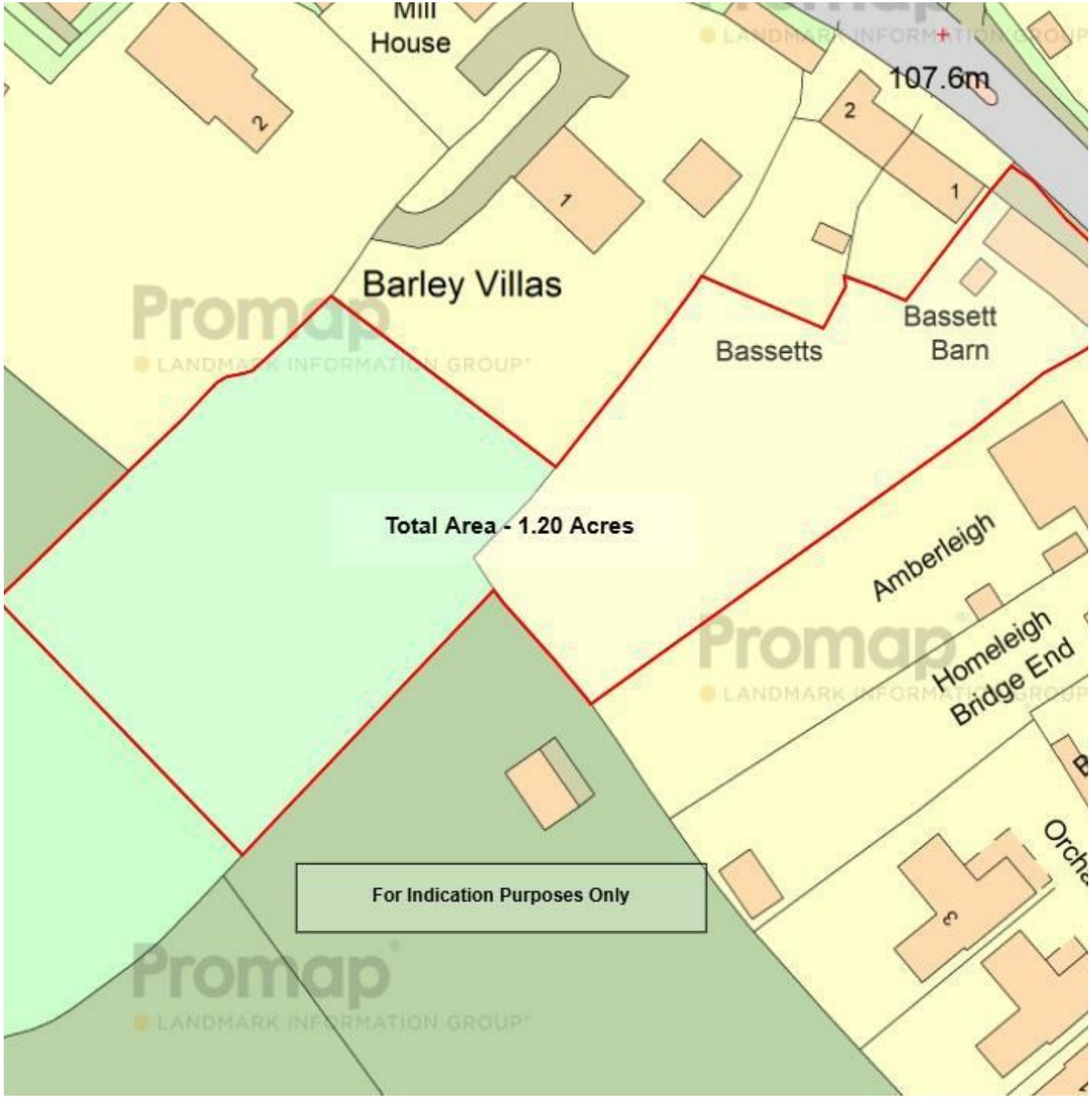


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1355888



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.


Mill
House
107.6m
2
1
2
1
Barley Villas
Bassetts
Bassett
Barn
Total Area - 1.20 Acres
Amberleigh
Homeleigh
Bridge End
For Indication Purposes Only
3
Promap
LANDMARK INFORMATION GROUP








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