



Watersmeet Cottage and building plot, Lapford, EX17 6QS

Guide Price £285,000

HELMORES
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Watersmeet Cottage and building plot

Lapford, Crediton

- 2 bedroom semi detached cottage
- (Pending) planning permission for a bungalow in the garden
- Separate rear garden and outbuildings
- Kitchen / diner and living room
- Solar panels
- Close to bus and train routes
- Off-road parking
- No chain

Lapford is a Mid-Devon village of two parts, the first is Lapford Cross, adjacent to the A377, it is ideal for transport links including road and rail with regular bus and train services to Barnstaple and Crediton/Exeter and there's a petrol station/shop too. The main part of the village is just up the hill with stunning views and a great pub!



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This pretty cottage is sure to suit a range of buyers with so many options available. This listing is for the whole entity, the 2 bedroom cottage with its private rear garden and garage/utility and the front garden on which planning permission has been sought for a fully separate detached bungalow. Although the bungalow doesn't have to be built, the option is there to simply enjoy the garden or indeed build the bungalow out. It would be ideal for those looking to house a relative or even to generate an income, or build it and sell the cottage or new build, there's an option for most people. It is an affordable entry into dual occupancy/multi-generational living for sure.

The cottage itself is semi-detached and not listed. The layout gives a cosy sitting room with fireplace and the kitchen/dining room runs front to back with a useful walk-in larder and door to the rear garden. On the first floor are two bedrooms and a bathroom. The garage which sits to the side has been split into a store at the front and a utility or office space at the back. The rear garden is mainly level with paving and a mix of fence and hedging.

At the front is a shared drive (to be kept clear for the neighbours) and opposite the cottage is the garden. It's a good size plot with outbuildings and raised beds. Planning is being sought following a positive pre-app under the Mid Devon reference of 23/01460/FULL for a detached, one bedroom bungalow with garden and parking. Should this not be desired, the garden compliments the cottage well with additional parking and storage.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2027.85

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold

LAPFORD is a large village, beyond Morchard Road on the A377 - 9 miles from Crediton and 16 miles from the City of Exeter. Like most Devon parishes, it's not far from a lovely collection of trees - Eggesford Forest is just up the way, a regal coniferous plantation that plays host to variety of creatures including adders, butterflies, buzzards and woodpeckers (and badgers!). The village itself has a primary school with an excellent Ofsted report, sizeable playing fields (with a football pitch and kid-friendly playground) and a busy pub - The Old Malt Scoop Inn, once a 16th Century coaching inn - which now offers an à la carte dining experience, using only the best local produce.

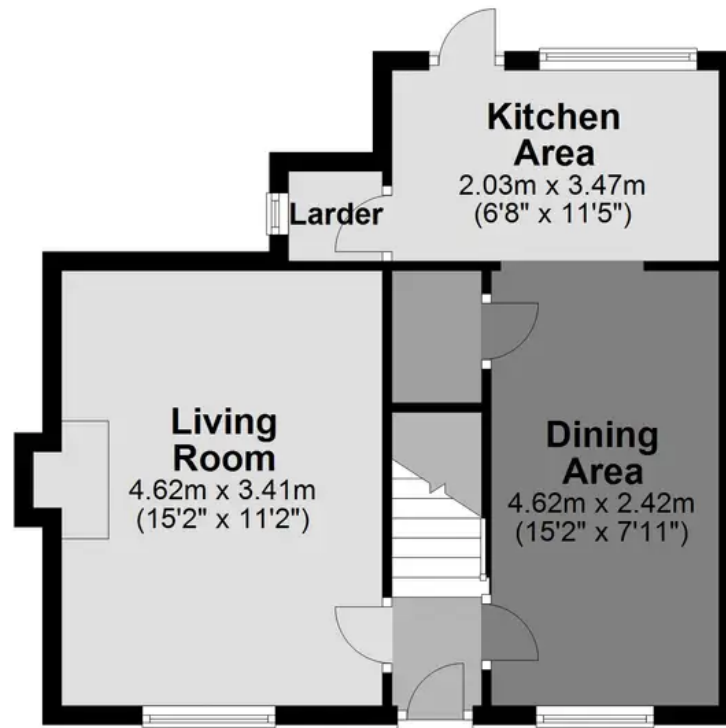
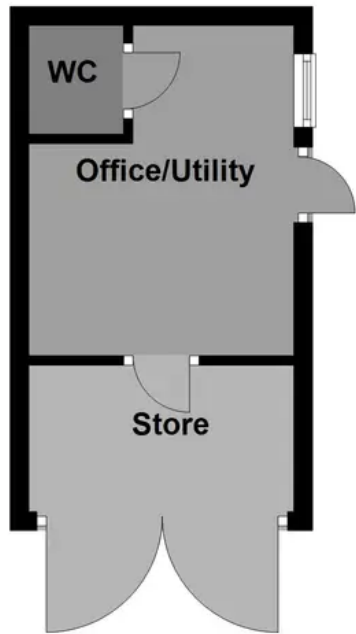
DIRECTIONS : For sat-nav use EX17 6QS and the What3Words address is [///latitudes.spirit loafing](https://www.what3words.com/latitudes.spirit loafing)

but if you want the traditional directions, please read on.

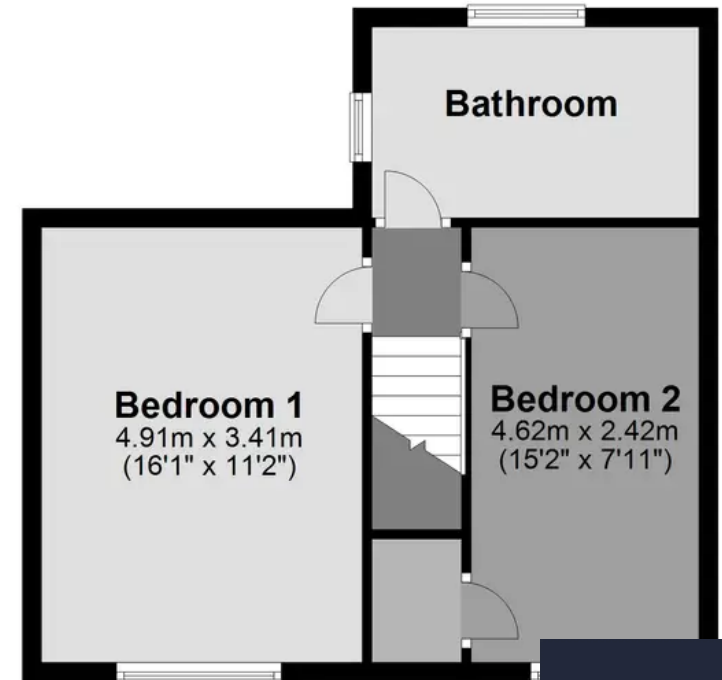
From Crediton High Street head towards Lapford, passing through Copplestone, staying on the A377. Go through Morchard Road and when arriving at Lapford Cross, take the first right (before the garage) and the property will be found on the right before the junction. For viewings it is advised to arrive 5 minutes early and take the second right on the main road (after the garage) and park there and walk around.



Ground Floor



First Floor





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.