



## Lower Meadows, Lapford, EX17 6QE

Guide Price £485,000

**HELMORES**  
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# Lower Meadows

Lapford, Crediton

- Detached bungalow
- 4 double bedrooms
- Fantastic views to Dartmoor
- Village location
- Master bedroom with ensuite
- Large kitchen
- Garage
- Energy efficient
- Solar & Air-Source Heat pump

This large detached bungalow is set in the picturesque village of Lapford with great transport links via bus and the train station. Surrounded by open countryside, the views from this home are stunning. The upgrades the current owners have carried out have brought this home right up to date in both style and energy efficiency.



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The large kitchen diner is to the front of the property overlooking the views, the kitchen units provide plenty of space, there are quartz overlay worktops and space for a Range cooker. A large farmhouse table can be accommodated in here in this light and bright space. Leading from the kitchen is a pantry and a door to the garage where a separate shower room has been created. A side door from the kitchen leads to a porch and outdoors to the side of the property. The lounge is accessed via a few steps down into this wonderfully light and spacious room. There are triple bifold doors leading out onto the patio dining area. The engineered oak floor works perfectly in this room and also runs through the hallway.

There are 3 large double bedrooms to the rear of the property and a large master bedroom with ensuite shower room to the front overlooking the views. The master bathroom has a bath and separate shower with a white suite. There is a large amount of storage space throughout the house both in the attic and an underfloor storage space, and the home is fully alarmed.

Outside, the drive leads down to a large parking area from the quiet country lane. The garage is 1 ½ sized with an electric door and there is access to the rear of the property from both sides. To one side of the bungalow are two garden storage sheds and at the front is where the garden opens up to those wonderful views and is fully enclosed for pets. The front garden is mostly laid to lawn with apple trees and shrub and flower borders.

Numerous energy saving upgrades have been carried out by the owner including new double glazing which is still under guarantee. An Air-Source heat pump has been added along with solar thermal panel for the hot water which there is an RHI incentive payment for giving the owners around £340 per quarter, this will be transferred to the new owners.



Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2024/25 - £2386.91

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Air-source heating & solar for water

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.

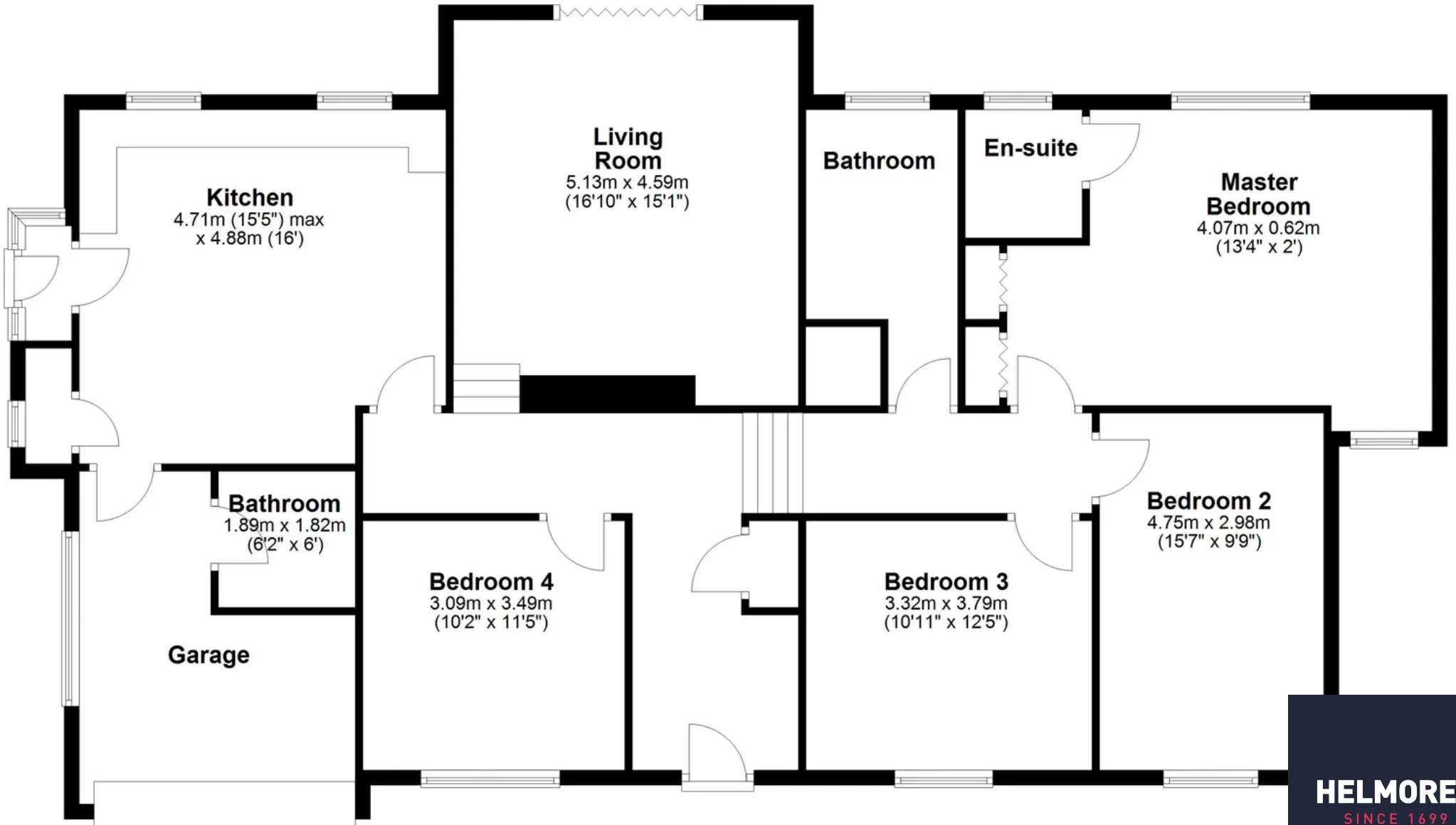
**DIRECTIONS** : From Crediton take the A377 in a westerly direction. Go through the village of Copplestone and Morchard Road and Lapford will be the next village along. Take a right up through the village and after the pub fork right onto Eastington Lane, go around the right hand bend and Lower Meadows will be the first bungalow you find on your right.

What3Words: ///inventors.recipient.threaded



## Ground Floor

Approx. 159.8 sq. metres (1720.5 sq. feet)



Total area: approx. 159.8 sq. metres (1720.5 sq. feet)

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