

Kinlet, Lapford, EX17 6AF

Guide Price £575,000

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Kinlet

Lapford, Crediton

- Fantastic detached village house
- 5 bedrooms and 3 bathrooms
- Over 2500 sqft of accommodation
- Sociable living spaces
- Large rear garden
- Extended and beautifully presented
- Fantastic rural views
- Nearby bus and train stops
- Eco credentials - EPC B (air-source, solar PV's)
- Ample off-road parking

Lapford is one of the larger of the local villages and as such has the benefit of an active community with plenty going on. The village boasts a primary school, pub and petrol station/shop and there are regular bus and train services (via the Tarka line) making it an ideal village setting without being isolated. With miles of countryside walks on the doorstep to enjoy too, it's sure to appeal to a range of buyers. On the edge of the village is Kelland Hill, a small country lane with a linear development line of detached properties which have wonderful rural views with fields to the front and rear aspects.



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Kinlet occupies a plot of approx. one third of an acre with the house offering over 2500 sqft of internal accommodation which is a big property. It has undergone a series of extensions and improvements to produce what's on offer today – a large, bright property with five bedrooms, three bathrooms and various reception rooms making it a flexible and sociable house. Plenty of thought went into the design, not just of the layout but how to make this place work and the addition of underfloor heating on the ground floor, powered by the air source heat pump is a great example. As are the solar panels which feed into a battery for use on site and the double glazed windows which all come together to produce a home that's easy to run, along with affordable. With an EPC rating of B, that's pretty impressive on a house of this age and type.

The layout offers three reception rooms on the ground floor which include a large study, a snug and a sitting room, again these offer a variety of layout choices. From the sitting room there are bifold doors to the conservatory which overlooks the rear garden. The heart of many homes is the kitchen and this one doesn't disappoint. With an island breakfast bar and room for a large table, it's ideal for those with families and who like entertaining, being able to cook and chat at the same time! As one would expect, there's also a ground floor WC/shower room and a separate utility room too. On the first floor are five bedrooms with views in both directions, and two bathrooms.



Outside to the front is off-road parking for a number of vehicles which is gated to the country lane and then the rear garden slopes away from the house with the top area being tiered to provide a terrace and fruit and vegetable plots. The remainder of the garden is laid to lawn and backs onto fields plus there's a greenhouse and useful outbuilding.

It's a large property so for those looking for value for money with plenty of space inside and out, all in a village setting, then this is definitely worth a look.

Agents Note - There is a small portion of the garden to the rear of the property that isn't included in the title plan. This has been used for the uncontested enjoyment of the vendor and previous vendors for at least 17 years. Please contact the agent for further information.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2024/25- £2027.85

Approx Age: 1960's and more recent extensions

Construction Notes: Standard

Utilities: Mains electric, water, telephone, broadband and solar PV with 5.2kw

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Air source heat pump (ground floor – underfloor heating) and wood-burners

Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 6AF and the What3Words address is [///colleague.imprinted.early](https://www.what3words.com/colleague.imprinted.early)

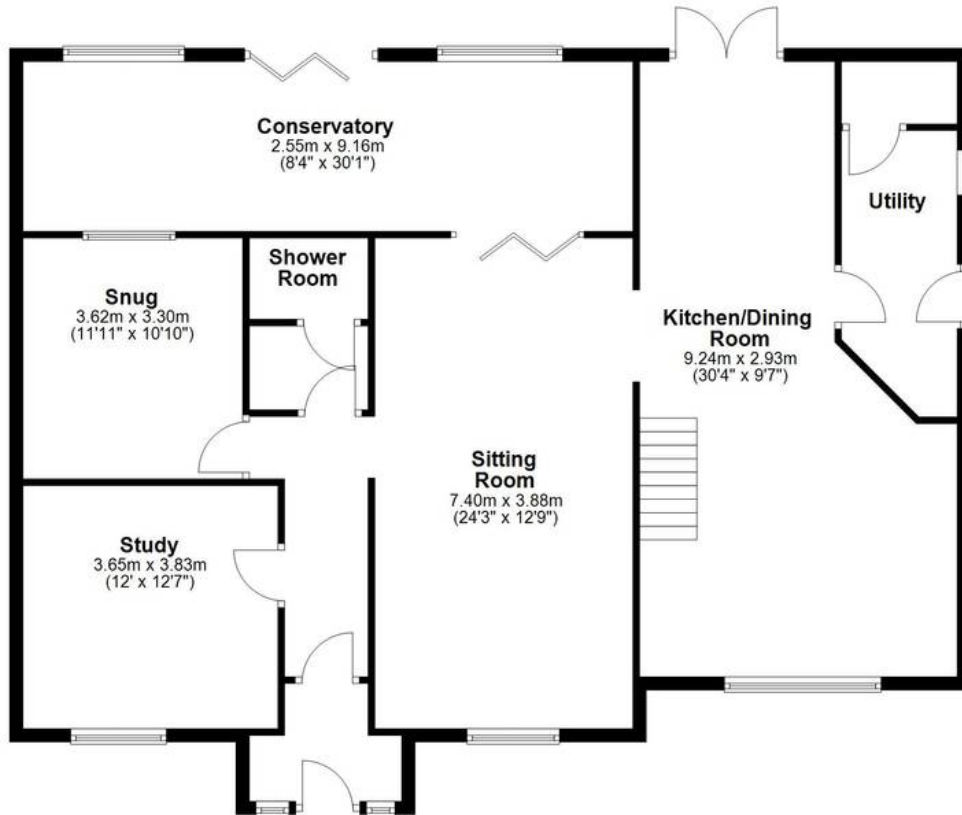
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed through the village of Copplestone, being sure to bear right after the traffic lights, staying on the A377 towards Lapford. As you reach Lapford Cross, turn left (just before reaching the garage) into Kelland Hill and the property will be found on the right hand side.



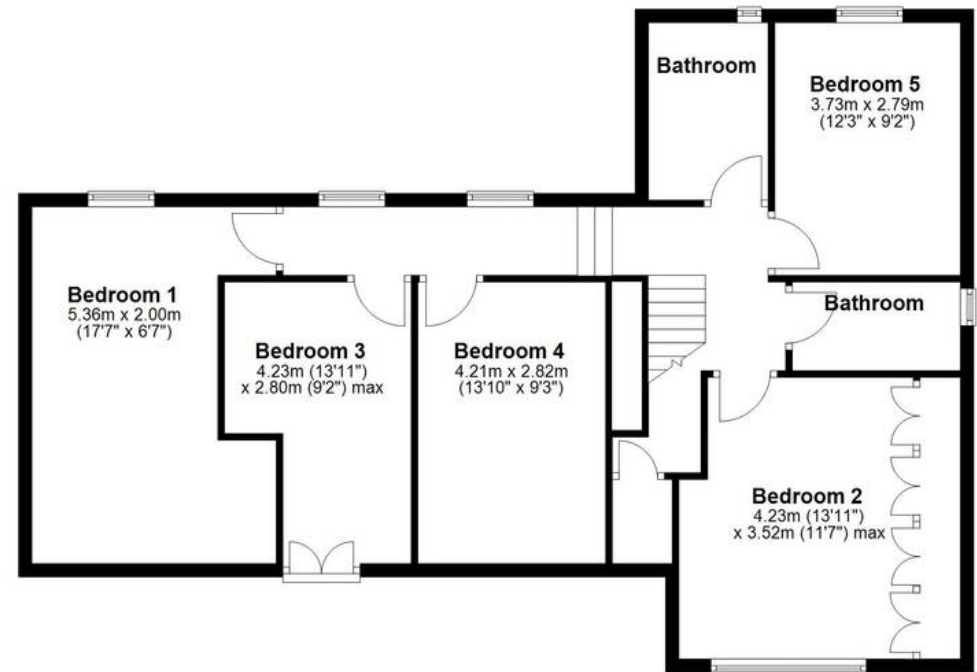
Basement

Approx. 139.4 sq. metres (1500.4 sq. feet)



Ground Floor

Approx. 93.8 sq. metres (1009.6 sq. feet)



Total area: approx. 233.2 sq. metres (2510.0 sq. feet)

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