



The Cottage Gardens, Lapford

Guide Price £750,000

The Cottage Gardens

Lapford, Crediton, EX17 6NG

- Fantastic detached country house
- Set in 0.75 acre gardens
- Additional 4.8 and 9.4 acre paddocks available
- 4 bedrooms
- Over 2200 sqft of accommodation
- Stunning views
- Solar PVs
- Ample parking and double garage

Between the Mid Devon villages of Morchard Bishop and Lapford sits a small collection of properties on the site of a former plant nursery with some stunning, uninterrupted rural views and established gardens. The house itself was built in 2000 by the current owners and was well designed to sit within the landscape and make the most of the beautiful adjoining countryside. Its reverse level design gives a degree of flexibility and can be used as a bungalow or indeed a house plus there's the potential of a lower ground floor annexe if desired. As it's a modern house, there are good levels of insulation, double glazing and oil fired central heating. In addition there are solar panels on the rear roof, which will further reduce running costs.





The garden plot extends to approx. 0.75 acres which is plenty to enjoy. The large gardens are well established with a variety of trees and shrubs and expanses of lawn plus there is ample room for growing too. The driveway provides a substantial amount of parking and sweeps down to the rear of the property with access into the integral double garage. For those looking for a bit more land, there is additional land available to purchase. To the south of the house is a 4.9 acre paddock which adjoins to the garden boundary, ideal for grazing or simply admire, it's a wonderful addition to the house. To the west is a 9.4 acre field with road access and this too could be purchased if desired.

Upon arrival, it's easy to assume that the property is a modest modern bungalow, but it's hiding secret space! The house has a lower ground floor level that can be appreciated from the rear and from the back, you get a feeling of the space on offer internally. With over 2200 sqft of space, plus the double garage, it's a big property. On the entrance level is a wonderful and inviting L-shaped kitchen/dining room, the heart of the home with plenty of work and sociable space. There's a useful utility room too and a large living room makes the most of the stunning rural views on offer from the elevated balcony. There's also a dining room with views and 2 bedrooms on this level, complete with a bathroom. Stairs lead down to the lower ground floor with a large bedroom with ensuite shower room, another bedroom and WC. It's clear to see that the house offers flexible arrangements on how the space is used and this will be an advantage for many.

This is a fantastic opportunity to purchase a substantial property with wonderful views in a semi-rural location, without being isolated and with the great sized gardens and optional additional land, it's sure to be popular with a range of buyers.



Agents' note: The red line on the plan shows the garden boundary, the blue line is the additional 4.9 acres and the yellow line is the 9.4 acres.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon 2024/25- £2977.13

Approx Age: Year 2000

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private Drainage (Septic tank)

Heating: Oil fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold

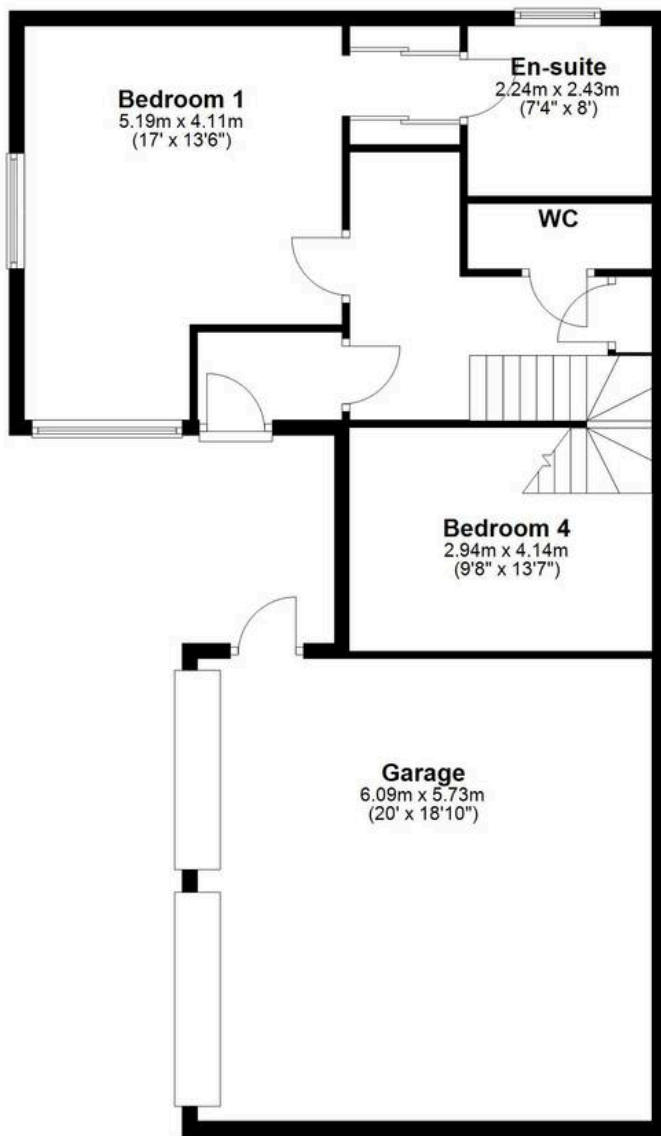
MORCHARD BISHOP is a village and civil parish set in the sumptuous hills and valleys of Mid-Devon, halfway between the North and South of the County, 7 miles west of Crediton and 14 miles from the regional capital, Exeter. The showpiece is the spectacular 16th Century Church of St Mary's, one of two churches in the village. This small but thriving community, with a population of just under 1000 has a primary school, doctor's surgery and local shops. Those who lead an active lifestyle can take advantage of the football, netball and outdoor tennis clubs as well as enjoying a game of bowls on the Green. At the centre is the friendly London Inn, loved for its generous servings of delicious, locally sourced food. Dating back 400 years, this traditional pub was once a stop for passing coaches when the main road from Exeter ran through the village. Today, the nearby railway station at Morchard Road carries passengers from Exeter to Barnstaple along the scenic Tarka Line. Dartmoor and Exmoor, areas of outstanding natural beauty are within 30 minutes' drive.





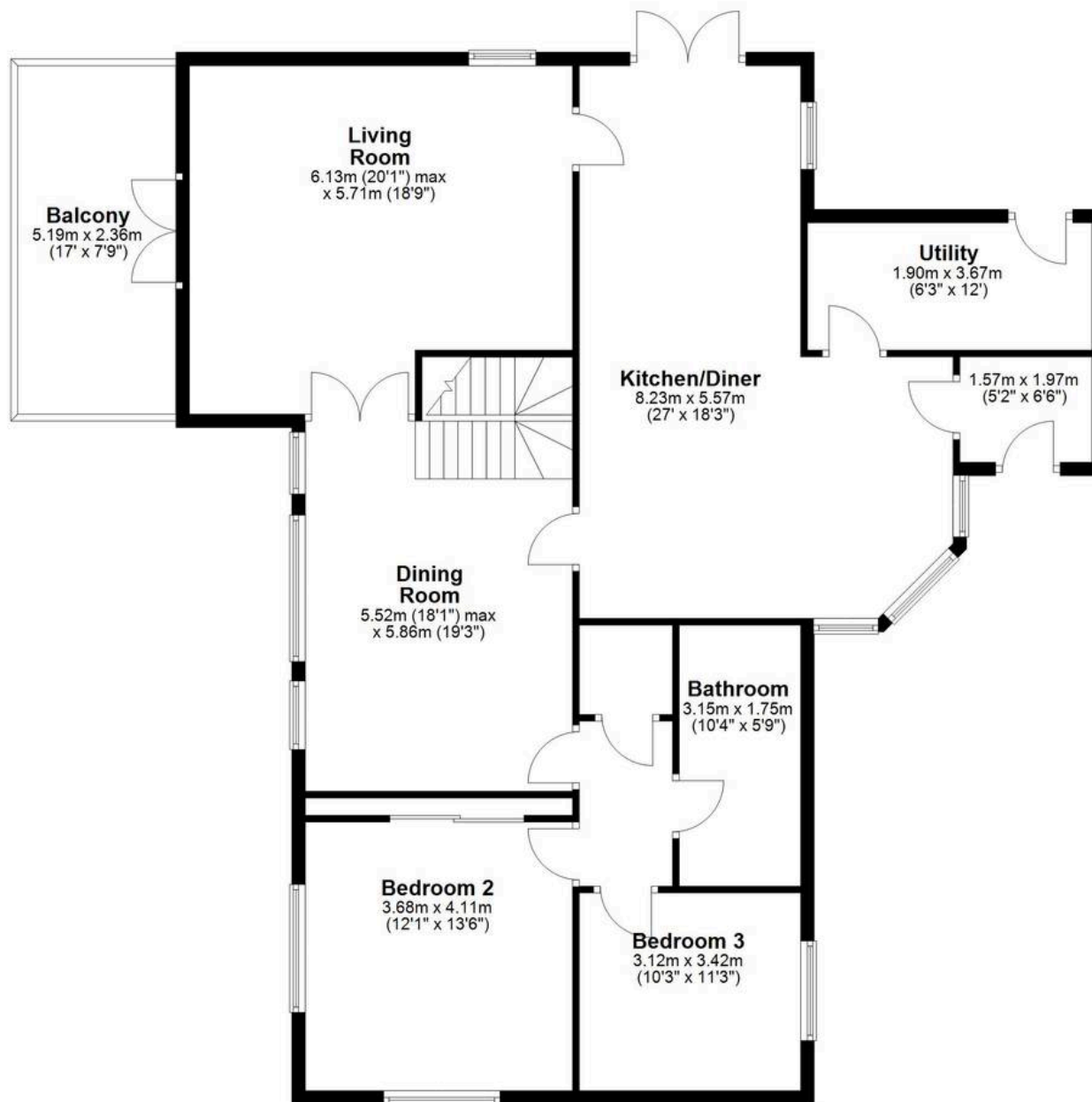
Ground Floor

Approx. 90.7 sq. metres (976.2 sq. feet)



First Floor

Approx. 149.8 sq. metres (1612.5 sq. feet)



Total area: approx. 240.5 sq. metres (2588.7 sq. feet)



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 6NG and the What3Words address is [///slings.older.crafts](https://www.what3words.com/#!/en/EX17-6NG/3m94-4g84-4g84)

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

From Crediton, head through Copplestone, bearing right after the traffic lights and staying on the A377 through Morchard Road. Before arriving in Lapford, look out for the right turn (at Bugford Cross) as signed to Morchard Bishop. Follow this lane for approx. 1.2 miles and the property will be found on the right.





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.