



## Little Maycroft, Lapford

Guide Price £275,000

# Little Maycroft

Lapford, Crediton, EX17 6PX

- An extended 3 bedroom detached bungalow
- Village location with public transport and shop
- Great sized rooms throughout
- Additional office/playroom
- 2 bathrooms and separate utility
- Separate living and dining rooms
- Private gardens
- Off-road parking for 3
- Central heating and wood-burner

On a south facing, Mid Devon hillside, sits the village of Lapford. One of the larger villages in the area, there's a great community with a pub, shop/petrol station and both bus and rail links to Crediton/Exeter and Barnstaple. There's plenty going on in the village with regular community events and there's a primary school (and school buses run to secondary schools at Crediton and Chulmleigh).

Little Maycroft occupies a tucked away position within the village itself which is both practical and private with no direct passing pedestrians or traffic. The property has been extended in the past and now provides over 1300 sqft of accommodation on the single level making it a very versatile property and it's sure to appeal to a range of buyers given the size and flexible nature. There's oil fired central heating and uPVC double glazing throughout plus a wood-burner in the living room.





One of the big attractions will certainly be the space and room sizes. There's a separate kitchen with a range of storage cupboards and ample working space with integrated appliances. The living room is dual aspect with a wood-burner and opens into the dining room which could be used for a variety of uses. There's also a study/playroom which is open to the hallway, giving additional space. The 3 bedrooms are all doubles and served by the 2 bathrooms (and an additional WC). Ideally for a property of this size, there's also a separate utility with the back door leading to the garden.

Outside, the property is initially accessed from the highway over a private drive (actually owned by the neighbour but with full rights of way) to a parking area for 2/3 vehicles. The gardens are all on the level and have areas of paving and lawn. There's a greenhouse and good sized timber shed plus room to grow a few veggies too. The garden area is fenced off (ideal for those with pets or younger children) and the boundary is clearly marked.

Agents' note: The property has part slate and part corrugated roofing. The corrugated sections may contain an element of asbestos and the sellers have been advised this is fine as long as it's not damaged – which it isn't. However, please speak to your lender/broker if you require a mortgage as some lenders may not lend. The fact that some may choose to replace the roof has been considered when pricing the bungalow to allow a new owner to have the choice.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Approx Age: 1960's



Construction Notes: Standard construction but corrugated roof (see notes in description)

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains drainage

Heating: Oil fired central heating and wood-burner

Listed: No

Conservation Area: No

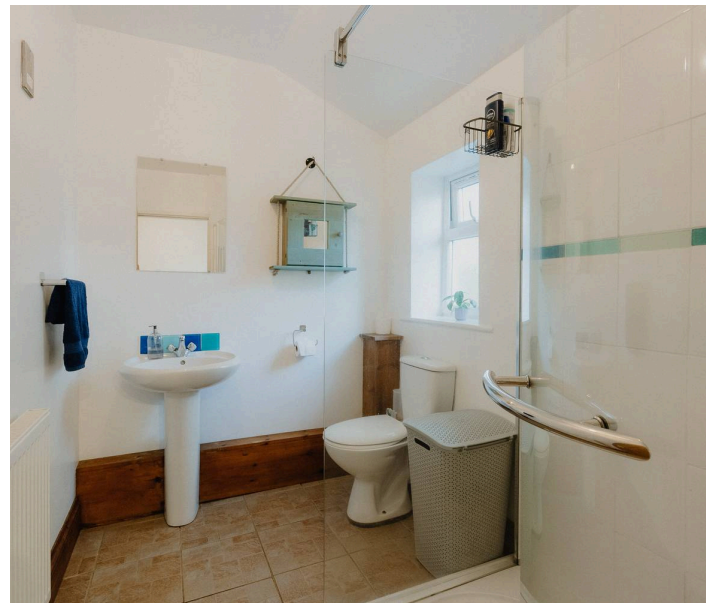
Tenure: Freehold

**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 6PX and the What3Words address is [///play.february.unwraps](https://www.what3words.com/play/february.unwraps) but if you want the traditional directions, please read on.

If in Crediton High Street, proceed towards Copplestone on the A377. Once in Copplestone, go through the lights and bear right, staying on the A377. Go through Morchard Road and once you arrive at Lapford Cross, turn right before the garage, over the bridge and up the hill. The road bends sharp around to the right and the driveway to Little Maycroft can be found just after the corner on the left. For viewings it maybe easier to park on the roadside and walk up the drive.



## Ground Floor

Approx. 125.1 sq. metres (1346.9 sq. feet)



Total area: approx. 125.1 sq. metres (1346.9 sq. feet)



## Helmores

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