



Eagle Lodge The Meadows, Yeoford, EX17 5PN

Guide Price £499,950

Eagle Lodge The Meadows

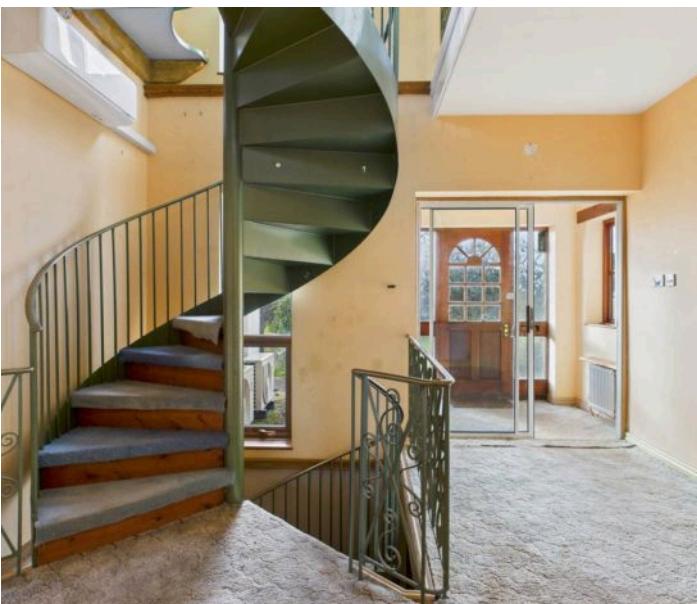
Yeoford, Crediton

- Huge detached family home
- Annexe potential (stp)
- In need of some updating
- 4 double bedrooms
- Games room basement and sauna
- Solar PV's and air source heat pump
- Large outbuildings inc garages and workshops
- Ample parking
- Large loft
- No chain

Built in the 1980's, Eagle Lodge certainly offers a huge amount of living and hobby space. It's located in a small residential cul-de-sac of just a handful of houses on the edge of Yeoford, a Mid Devon village just 10 minutes from Crediton, and 10 minutes to the A30 at Cheriton Bishop. The village has a small primary school (bus service to secondary in Crediton), a lovely Restaurant – The Duck – and unusually, it's a village with a train station, linking to Crediton and Exeter in one direction and Barnstaple in the other.

The house itself is certainly spacious, but not only that, pretty unique. The former owners created a home that fitted their lives, with specific rooms for hobbies, for entertaining and living life. Now the house just needs someone to see that potential.





There's so much space on offer, and yes, it needs some updating but the structure is there, there's solar PV's and an air source heat pump to reduce energy use and lower bills plus there are chimneys in the house so wood-burner installation would be possible too, (subject to new linings being fitted).

Internally, the layout is over 3 floors, plus the large boarded loft with windows. A bespoke spiral staircase runs between all floors. On the entrance level is a welcoming hallway with a large living room on the south side with a fireplace and opening to the conservatory. There's a link through to the separate dining room too plus a "diner" style booth and through to the kitchen, (with rayburn, last used in May 2025 and serviced November 2023), and utility room (with door to rear garden). Completing this level is a study and useful WC. The lower ground floor over a wonderfully flexible space and could be used for a multitude of things such as a cinema room, games room or gym. There's a sauna and shower too and storage.

The first floor is home to the 4 double bedrooms and 2 bathrooms. All rooms are a good size and with pleasant outlooks. From the first floor landing, the stairs continue (with limited head height) to the fully boarded loft, ideal for hobbies or storage.

Outside, there's ample parking and the gardens surround the property with areas of lawns and paving. The array of outbuildings offer yet more potential with a garage, a workshop, a double garage (note there is a door but it's not working) and yet another single garage and a store. For those with an interest in workshop space or studio space, this would work well whilst still retaining garage space. The outbuildings were built of cavity walls so there's also the opportunity to explore converting it to an annexe if required (planning would be needed).

In all, a huge house, just in need of some imagination on how all that room could be used. The house is being sold with no onward chain.

Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Heating Type (Non-Mains):

We're informed by the seller that the property is heated via air source heat pump. Buyers should confirm servicing arrangements and running costs.

Solar Panels:

The seller advises that solar panels have been installed but currently not feeding into the grid.

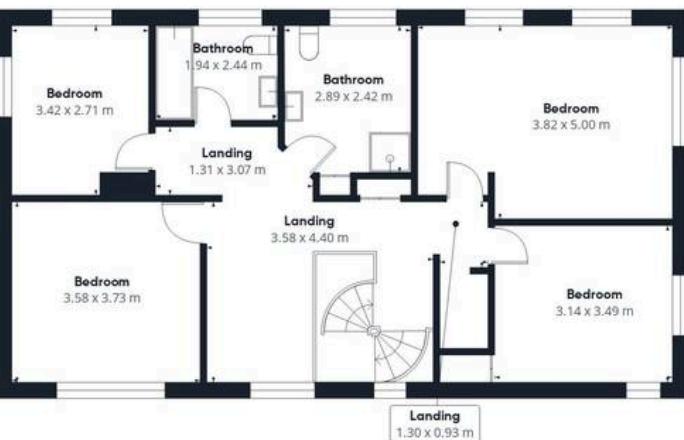




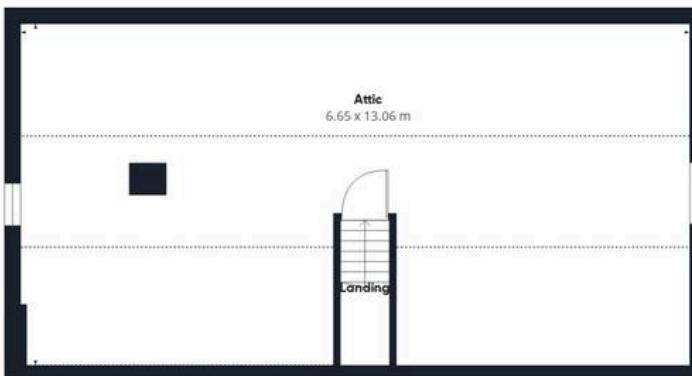
Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

345.5 m²

Reduced headroom

58.7 m²

(1) Excluding balconies and terraces

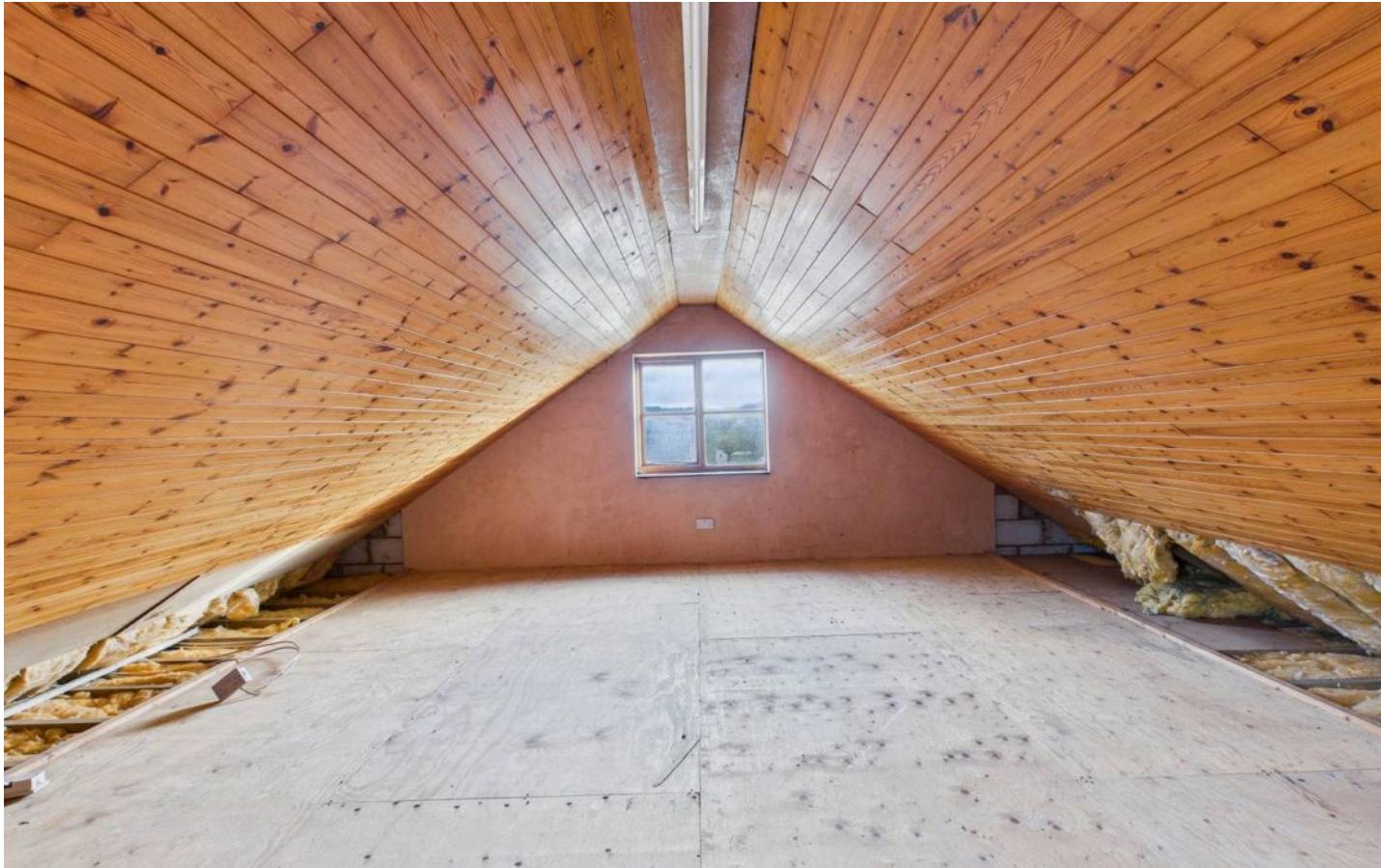
Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Planning & Building Regulations:

Buyers should satisfy themselves regarding the necessary consents and compliance before purchase, and seek advice from their surveyor or conveyancer.

Private / Unadopted Road:

We're informed by the seller that access to the property is via a private road. Buyers should confirm ownership, rights of access and responsibility for maintenance or repair with their conveyancer.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon

Approx Age: 1980's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Air source heat pump

Listed: No

Conservation Area: No

Tenure: Freehold



YEOFORD village is nestled among Devon's rolling hills and offers the tranquillity of country life but with the excellent transport links desired by those requiring access to Devon's larger towns and cities. The nearest of these towns is Crediton, just four miles away where a range of local amenities can be found. Meanwhile, the Tarka Trainline makes Exeter easily accessible as does the A30 via Cheriton Bishop. Village-life in Yeoford is well served where a thriving local community makes full use of its modern community hall with recreation ground and all the activities these provide, once a week the hall also runs a Post Office facility. Central to many villages is the pub, and Yeoford excels with the well-regarded gastro-pub 'The Duck' which is also home to the community shop. The village is a great place for families with its own Primary School, a recently renewed playground and football field, the church which runs coffee mornings and a "Messy Church" plus an early-years nursery called Sweetpea's, which is currently rated "outstanding across all areas".

DIRECTIONS

For sat-nav use EX17 5PN and the What3Words address is ///plea.users.flannel but if you want the traditional directions, please read on.

If entering Yeoford from Crediton, take the first turning right (back up the hill) and The Meadows will be found on your right. Follow the cul-de-sac around to the left and Eagle Lodge will be at the top facing you.



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.