

EDGERLEY HOUSE

Lapford, Crediton, Devon



FoxGrant

Delightful Residential Equestrian Country House In Stunning Elevated Position With Far Reaching Views



SITUATION

Exeter 18 miles, Crediton 10 miles, Okehampton 15 miles, Barnstaple 26 miles, Tiverton 19 miles, Chulmleigh 9 miles

Mainline trains: Exeter St Davids to London (Paddington) 2 hours 5 mins (fast service), Lapford to Exeter St Davids 31 mins.

Airports: Exeter Airport 24 miles (flights to London City Airport 1 hour).

EDGERLEY HOUSE is situated in a delightful elevated rural position, secluded and with stunning views, situated off a quiet country lane. The property is only one mile from the A377 providing ready access to Crediton and Exeter to the south and Barnstaple to the north.

EDUCATION Lapford has an excellent community primary school and also a pre-school. Locally, secondary education is provided by both QE in Crediton and Chulmleigh Community College for 11 to 18 year olds. Private schools in Exeter include Maynards and Exeter School. Blundells School is at nearby Tiverton. Exeter also boasts an excellent College and University. For more details see www.isc.co.uk for independents, www.goodschoolsguide.co.uk and www.devon.gov.uk for primary & secondary school information.

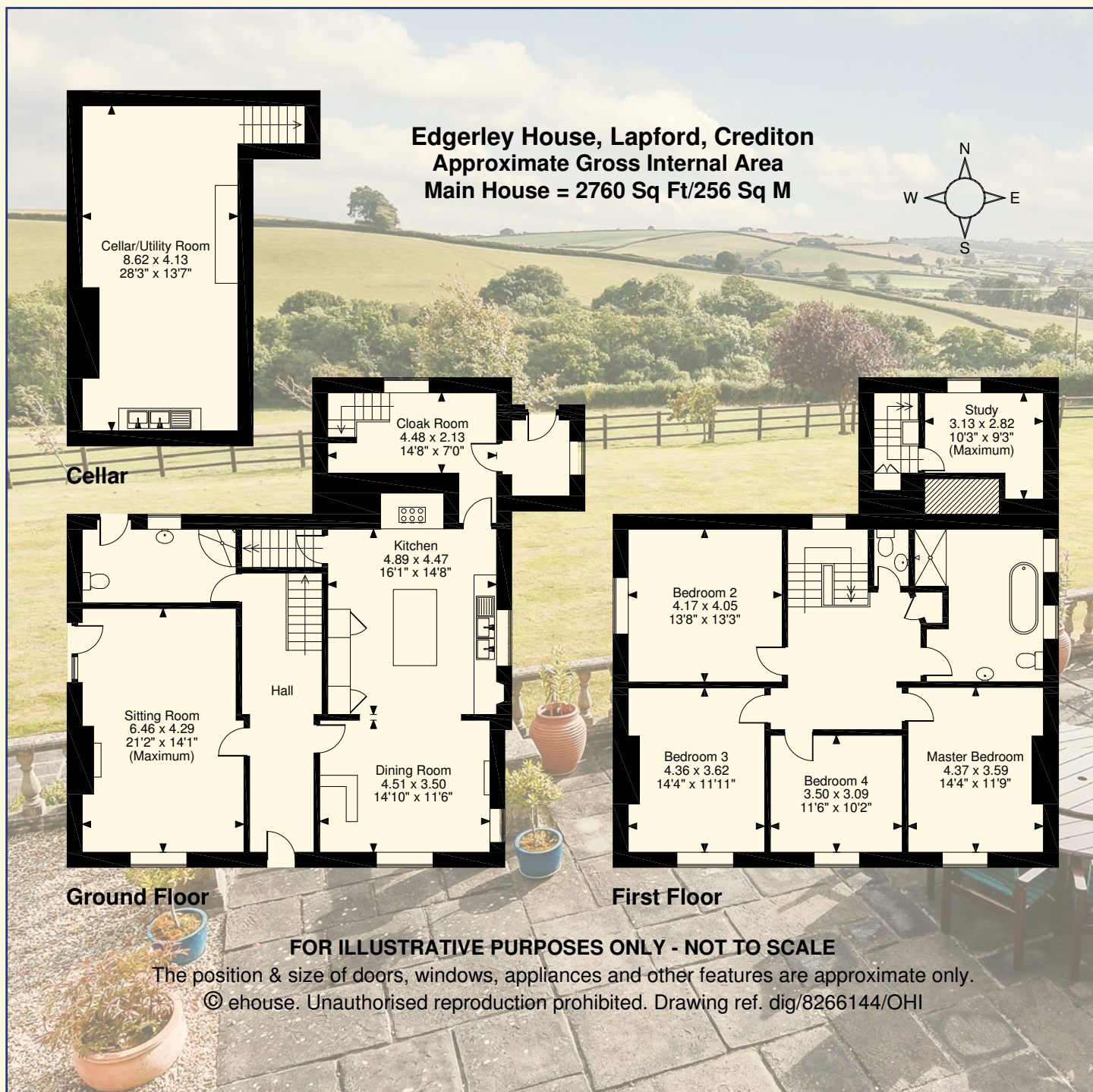
LOCAL, SPORTING & RECREATIONAL

The nearby village of Lapford provides a good range of local facilities including a small supermarket, petrol station, vehicle MOT and service centre. There is an excellent village pub in Lapford and numerous other pubs in the surrounding villages. There are doctors and dentist surgeries in Chulmleigh and Crediton. The popular market town of Crediton has a selection of shops as well as Morrisons and a Tesco Superstore.

A more comprehensive range of shopping and cultural facilities are available in Exeter. The City centre benefits from the re-developed Princesshay area providing a range of excellent shops, cafes and restaurants.

Good walking and cycling opportunities abound from the property with bridleways and tracks into the surrounding countryside with Dartmoor National Park nearby. Golf can be enjoyed at the nearby Waterbridge Golf Course, Downes Crediton and High Bullen. Hunts include Eggesford, Tiverton and Silverton Foxhounds as well as the Tiverton Staghouls. There are also numerous shoots and fly fishing in the immediate area, with racing at Exeter and Newton Abbot. See www.visitdevon.co.uk for more details.





EDGERLEY HOUSE

Edgerley House is a charming Period country house set in a delightful rural location enjoying far reaching rural views.

Constructed of stone elevations under a slate roof, the property extends to some 2760sq.ft (GIA) offering spacious accommodation arranged over two floors. The property has recently benefitted from comprehensive modernisation including a stunning bespoke kitchen with Britannia range with double oven and 7 gas rings, superb island preparation area, granite work surfaces, ample storage cupboards and pan drawers finished with hand crafted leather door furniture. Fisher & Paykel dishwasher, Quooker hot tap and integrated Bosch washing machine. The dining area has a woodburner and fitted bar with shelving for bottles / glasses and a wine cooler.

The gardens and grounds are a particular feature of Edgerley House - approached over a quarter of a mile gravel drive the property sits in a secure private position with stabling, paddocks and 40m x 20m manege. In addition there is a detached open fronted lincay which would lend itself to a number of uses (STPP).

A superb family house for entertaining with south facing paved terrace, which enjoys extensive views towards Dartmoor, that is ideal for outside dining. The gravel front drive / turning area can accommodate several cars.

HOUSE

The accommodation comprises:-

- Spacious entry hall with double height feature window
- High specification bespoke kitchen dining room with woodburning stove
- Attractive family sitting room with feature fireplace
- Downstairs shower room/boot room
- Large Cellar / Utility Room with ample storage
- Large landing
- 4 double bedrooms
- Luxury bathroom with freestanding bath and walk-in power shower
- Separate upstairs WC
- Cloakroom leading to Study / Office via independent staircase

OUTBUILDINGS

- 5 stables + tack/ feed room
- 40m x20m arena: an excellent surface of sand, pvc granules and fibre
- Alongside is a grass schooling area, also 40m x 20m
- Detached Linhay barn offering storage

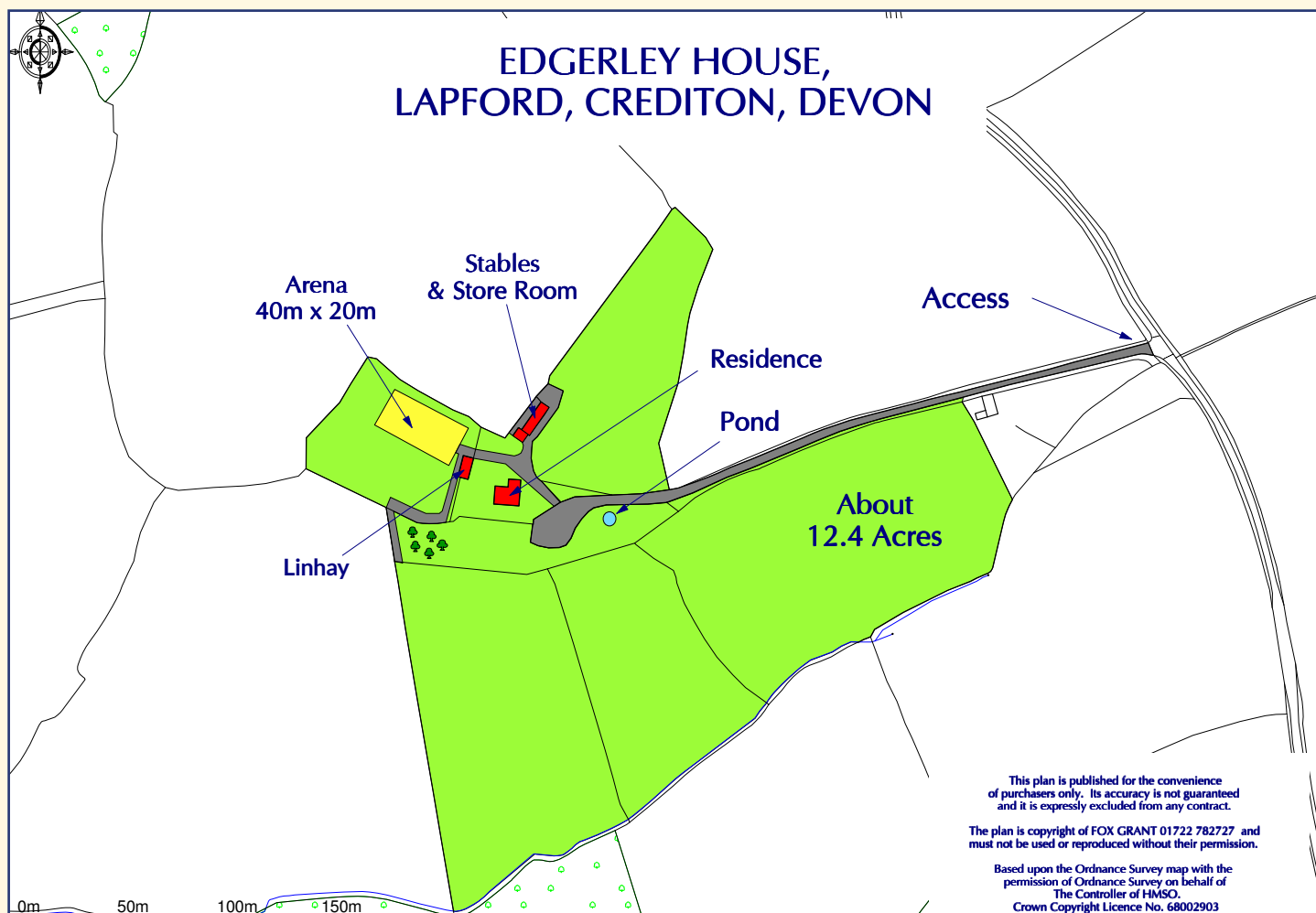
GARDEN

- Attractive level lawned garden
- Spacious outside terrace for entertaining
- Professionally designed and built BBQ area
- In its entirety the property extends to approx. 12.4 acres



Edgerley House, Lapford, Crediton
Approximate Gross Internal Area
Linhay = 574 Sq Ft/53 Sq M
Stables, Feed Store & Tack Room = 952 Sq Ft/88 Sq M





AGENTS NOTE

Property Misdescriptions Act 1991. Fox Grant and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and The Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Town and Country Planning The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

Rights of Way There are no public footpaths across the property.

Wayleaves There are a number of telegraph poles with minor annual income

Authorities Mid Devon District Council Tel: 01884 255255

Council Tax Band 'G' : £2,787.17 for 2016/17

Energy Performance Certificate (EPC) - Band E. Full details available from agent.

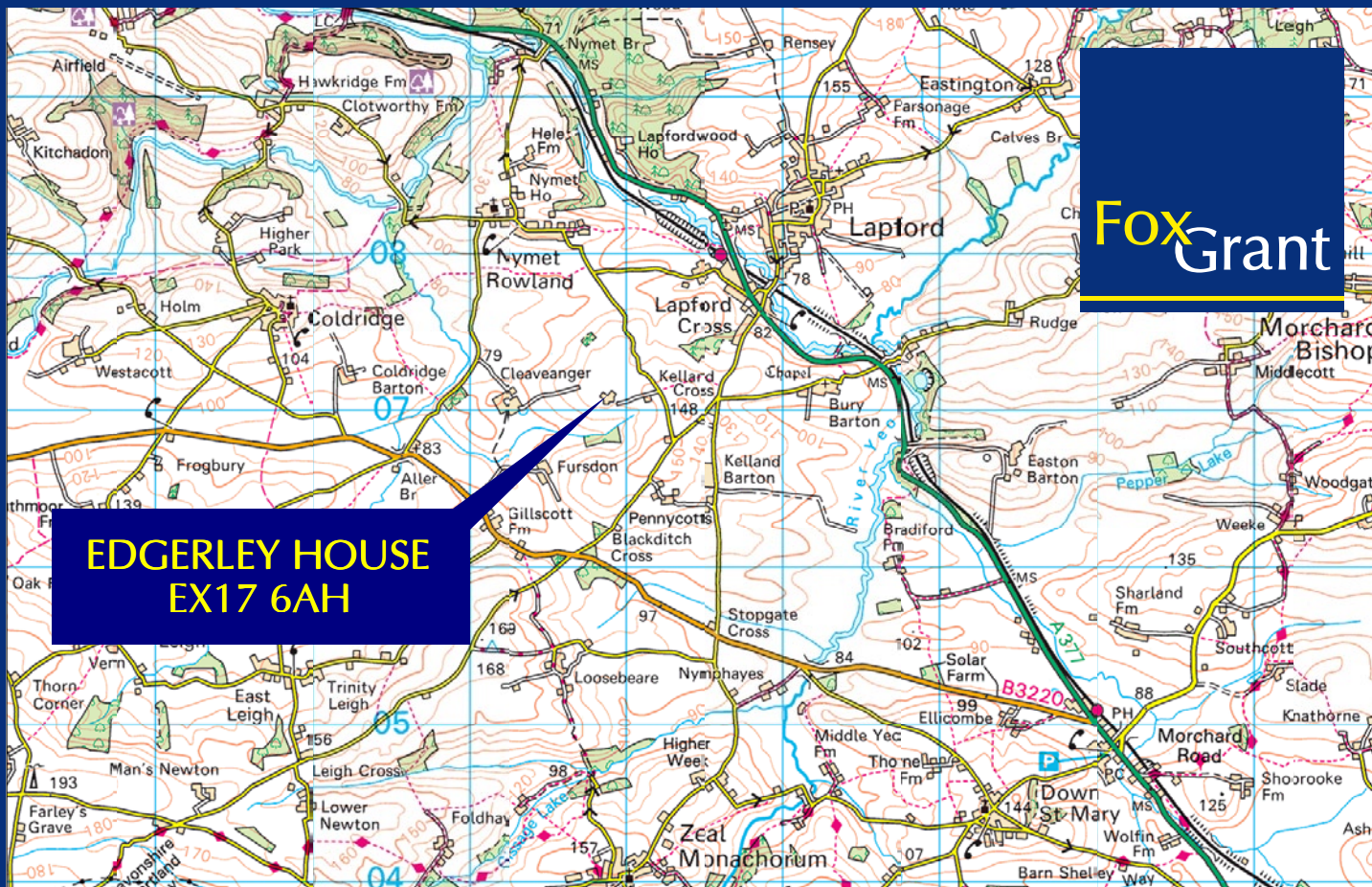
Services Mains water as well own private bore hole supply, mains electricity, oil-fired central heating, private drainage to septic tank.

Tenure Freehold with vacant possession upon completion.

Fixtures & Fittings All fixture, fittings and garden ornaments are excluded from the sale but may be available by negotiation.

Particulars Prepared by Phil Howard in September 2016.





FoxGrant

**EDGERLEY HOUSE
EX17 6AH**



DIRECTIONS

From Crediton head northwest on the A377 sign posted Barnstaple. Proceed for approximately 10 miles and shortly after entering Lapford, before the petrol station, turn left up Kelland Hill. After half a mile fork right and take the first right hand turn and the entrance to Edgerley House will be found on your left hand side after a short distance. Postcode EX17 6AH

VIEWINGS

Strictly by appointment through the agents on 01722 782727 or e-mail phil@foxgrant.com. For further information please contact William Grant or Phil Howard.



Phil Howard



William Grant



Adam Field



foxgrant.com

LONDON
020 7692 8906

HEREFORD
01432 367 802

TAUNTON
01823 602 985

SHERBORNE
01935 815 391

SALISBURY
01722 782 727