



Lowerfield House  
Lapford | Crediton | Devon | EX17 6PU

# LOWERFIELD HOUSE



*A charming and generously sized Grade II listed Georgian residence, located on the outskirts of the village, with a beautiful southerly outlook over the River Yeo and its 5.7 acres of paddocks, orchards and gardens. This remarkable property is steeped in history, having been largely built by the former owner of Lapford Mill. The current owners have developed the property, with numerous possibilities of further development if desired and income generation opportunities.*







# KEY FEATURES

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This property has been developed with energy efficiency in mind, with a ground source heat pump, solar PV panels, an electric Economy 7 Aga, and in addition to this, a well supplies the water to the WCs and the garden irrigation system.

The main accommodation of this former bed and breakfast has five bedrooms, four of which have en-suites. There is also a separate holiday cottage adjoining the main farmhouse, which can be closed off or accessed via the main accommodation, making it perfect for rental or guest accommodation. There are also stables which have been converted into charming self-contained accommodation, which currently provide additional lettings income. There are further stables which could be developed in the same way, if required.

Upon entering the property, a wide entrance hallway provides access to the charming and spacious breakfast room with its beautifully curved bay fronted window and window. A perfect place to be warmed by the woodburner, which is set within a spectacular inglenook fireplace.

A secondary reception room also leads from the entrance hallway and is an elegant and inviting space which also has a beautifully curved window seat. It features a wood burner, adding warmth and charm to the room.

The farmhouse style kitchen is generously sized with ample storage and plenty of space for a large dining table and chairs in the centre of the room. There are two windows, one of which benefits from a pretty window seat below, looking out over the beautiful views to the front of the property. An electric economy seven aga is set within a striking stone recessed archway and provides warmth to this spacious and well thought out kitchen.

Leading from the kitchen is an inner hallway with a door to the front of the property and French doors to the walled garden. It also provides access to a conveniently located downstairs shower room and WC. The final destination of this hallway is a grand triple aspect room, with an abundance of natural light and pretty views. This versatile room is rich in history having previously been used as a dining hall, snooker room and music room.

Leading from the kitchen, there is further ground floor WC and a secondary staircase up to the first floor, and an inner hallway leading through to the rear of the property. Accessed from this hallway is a lovely snug, a perfect location for a home library or Television room. There is an interconnecting door leading through to the holiday cottage and French doors that open into a large conservatory, which has a glazed roof and a beautiful outlook over the walled garden and westerly facing terrace and pond, which is the perfect place to enjoy the evening sunsets.

A further inner hallway leads to a utility room with sink, and an impressive working lift with traditional pull across gates. At the rear of the property there is a secondary kitchen with side access.





# SELLER INSIGHT

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“ Set in the heart of Devon, central between the picturesque scenery of both Dartmoor and Exmoor, and between the golden beaches of the North coast and the rugged outstanding geology of the Jurassic South coast, this special location combines the seclusion of total invisibility from the nearest roads, at the same time as being easily accessible to all important amenities. The present owners, Steve and Sandra, have lovingly and tastefully expanded the accommodation to not only be a treasured home but to also include a separatable 3-bedroomed part which they ran as a B&B, together with two lettable cottages.

*“The closest visible building, looking out from the front of Lowerfield House towards Dartmoor, is a C15 Chapel, more than half a mile away. The resulting sense of remoteness and calm contrasts with the reality that many local amenities are within 10 minutes’ walk of the front gate: the three village churches, an excellent pub, a community run café, a general store, a primary school and the village hall which serves as a venue for many village social gatherings. The railway station with services to Exeter and beyond is only 5 minutes’ walk and hourly buses pass the front gate offering an alternative means of accessing Crediton and Exeter. Even London can be reached by train before 9 in the morning (albeit with an early start).*

*The layout of the house offers endless accommodation options and versatility. We have chosen to run it as a 3-bedroom B&B business and two separate lettings, generating an income of up to £52,000 p.a. (based on 21/22 figures), still keeping a huge private 3-bedroom and 4 reception room space, as well as the entire walled garden, to ourselves. Equally, the space can be used for large family gatherings or even multi-generational living, offering four self-sufficient areas. There is even a working traditional lift should it be needed. For anyone wanting even more space for family or as a business venture, there is scope for an additional two bed self-sufficient accommodation within existing outbuildings and even a brand-new 3 or 4 bed dwelling, out of visibility from the main house, on a small parcel of Lowerfield land which falls within the village development zone.*

*The three woodburners provide a superb level of luxurious cosiness on cold winter’s evenings although the heating from the Ground Source Heat Pump alone is more than adequate to keep the entire house comfortably warm. Even the wood is free: collected from fallen branches through Lowerfield’s private woodland, then seasoned in one of the many outbuildings.*

*Self-sufficiency can be taken to whatever level you choose. We have grown large amounts of fruit and vegetables, made apple juice and cider from the two orchards, produced our own eggs, and Sandra even spins and knits from the fleeces of our Alpacas which graze the paddocks. Previous owners have run the walled garden and paddocks as a market garden and farm shop: the options are endless. The level-access cellar with its vermin proof fruit storage racking enables fresh fruit to be stored for many months without need for freezers. Add to this the super-efficient heating from the Ground Source Heat Pump, potential to add to the existing solar PV to include battery back-up, virtually free Fast Electric Vehicle charging from the existing 22kW charger (at certain times of day). Whether it is your first coffee break in the morning or that irresistible glass of wine in the evening, there are many different secluded seating areas to choose from.*

*We love Lowerfield House and have thoroughly enjoyed living here but with all of our children now having ‘fled the nest’, it is time for us to downsize. But we love Lapford; the community spirit, the number of friends that we have made, the unbelievable number of societies and amount of social activity within this community of barely 1200 people leads us to the decision that we are definitely intending to stay here. Lapford is a great village and community.”\**

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

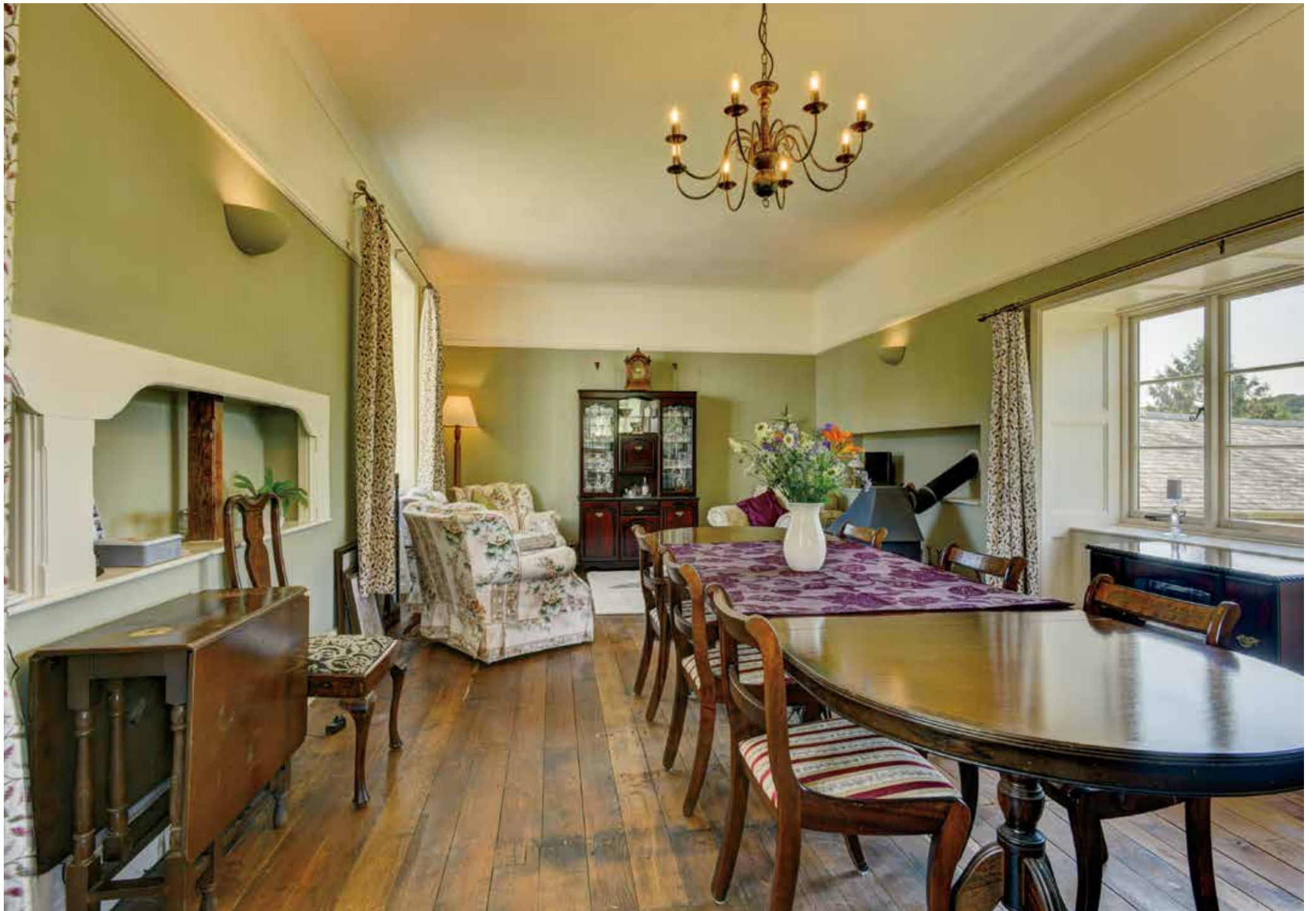




















The first floor contains four great sized double bedrooms, three of which benefit from their own en-suits and one of which provides access through to the holiday cottage. A further double bedroom is found within the former servants' quarters on the second floor, which also benefits from its own en-suite. This floor has an additional room currently used as a study, and a useful level entrance to the loft, making access and storage incredibly convenient.

















## Outside

The approach to the property leads you past the apple orchard, broadleaf woodland and six paddocks which extend eastwards and are supplied by well water, lastly arriving at the impressive residence with ample parking to the side of the property. A formal landscaped garden extends from the front of the property, with level lawn and several shrub and flower beds. A paved seating area is perfectly positioned to enjoy uninterrupted south facing rural views.

To the rear of the property, there is a lovely cobbled courtyard which can be accessed from the rear of the main accommodation and the holiday cottage. Through a quaint cob archway there is a rear garden with lawn and a series of period outbuildings, containing the well which supplies the WCs and garden irrigation system, a separate boiler room and workshop.

For those with green fingers, a high walled garden encompasses a large and well organised vegetable patch and polytunnel. An orchard yields a variety of cooking and eating apples which can be stored for many months within a vermin proof apple store located within the cellar.

A raised terrace and seating area overlooking ponds and located in front of the conservatory, enjoys the evening sun.

Branching off from the main driveway there is an area separate from the main residence, with its own courtyard and two stable blocks. One of these stables has been converted into a charming 2-bedroom self-contained accommodation which provides an additional lettings income. There is potential to convert the other stable in the same way, subject to planning consent and could also achieve an additional lettings income. The coach house is also located here, and could be developed subject to planning permissions, should the new owners wish.

This is an incredible opportunity to own an extensive and flexible accommodation, with opportunities for further development and income generation potential.









### Area

Lapford is a charming village overlooking the river Yeo with a thriving community and an excellent range of amenities, including a village shop/garage, post office, pubs, primary school and pre-school. There is also a railway station on the Tarka Line between Barnstaple and Exeter. Nearby, the market town of CREDITON has a larger range of facilities including, supermarket, further shopping, schooling and recreational amenities. The university and Cathedral City of Exeter lies some 15 miles away and has a wealth of facilities befitting a centre of its importance including excellent shopping, dining, theatre and recreational pursuits. There are two mainline railway stations at Exeter on the London Waterloo and Paddington lines, and Exeter International Airport is within easy reach.

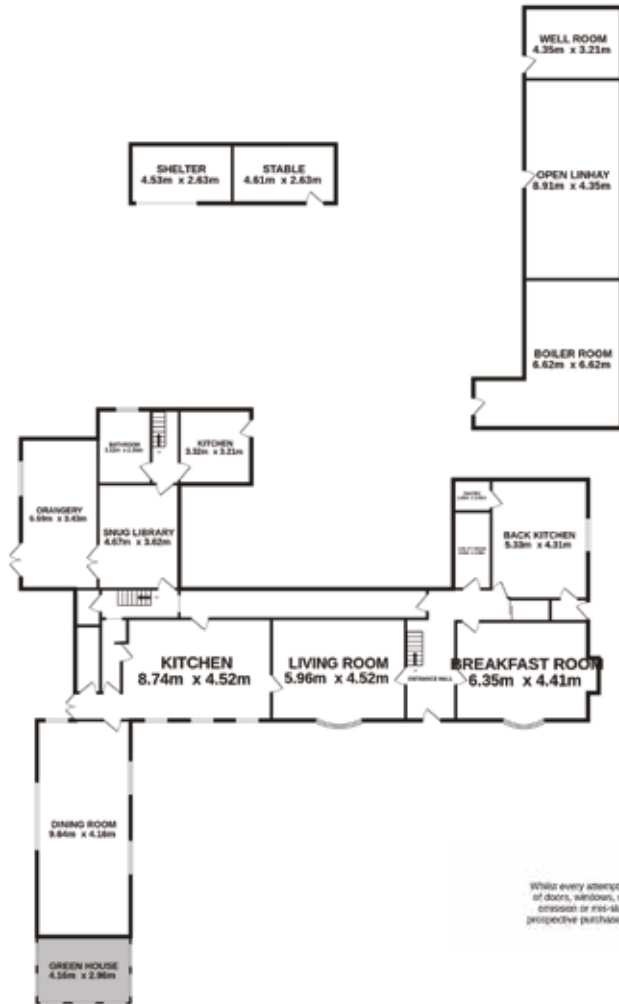








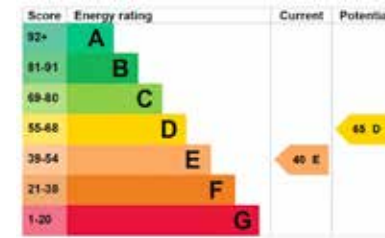
GROUND FLOOR  
377.2 sq.m. approx.



TOTAL FLOOR AREA: 548.8 sq.m approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
171.6 sq.m. approx.



# INFORMATION

## Services

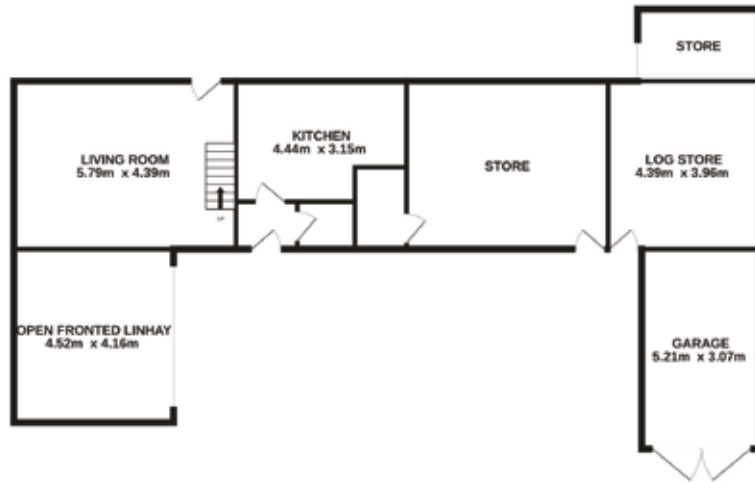
- Mains water, electricity, and drainage.
- Ground source heat pump.
- Photovoltaic panels.
- Well water for WCs and garden watering tank.
- Economy 7 electric AGA.

Council Tax Band: F  
Tenure: Freehold



## The Stable

GROUND FLOOR  
126.1 sq.m. approx.



1ST FLOOR  
85.3 sq.m. approx.



TOTAL FLOOR AREA : 211.4 sq.m. approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	88 C	88 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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