



Nymet Lodge
Nymet Rowland | Crediton | Devon | EX17 6AW

NYMET LODGE



Nymet Lodge is a beautifully restored former lodge house set behind wooden gates and accessed via a private lane. The property has high quality fixtures and fittings which enhance the existing character and charm, along with beautifully landscaped gardens, creating a truly unique and special home.



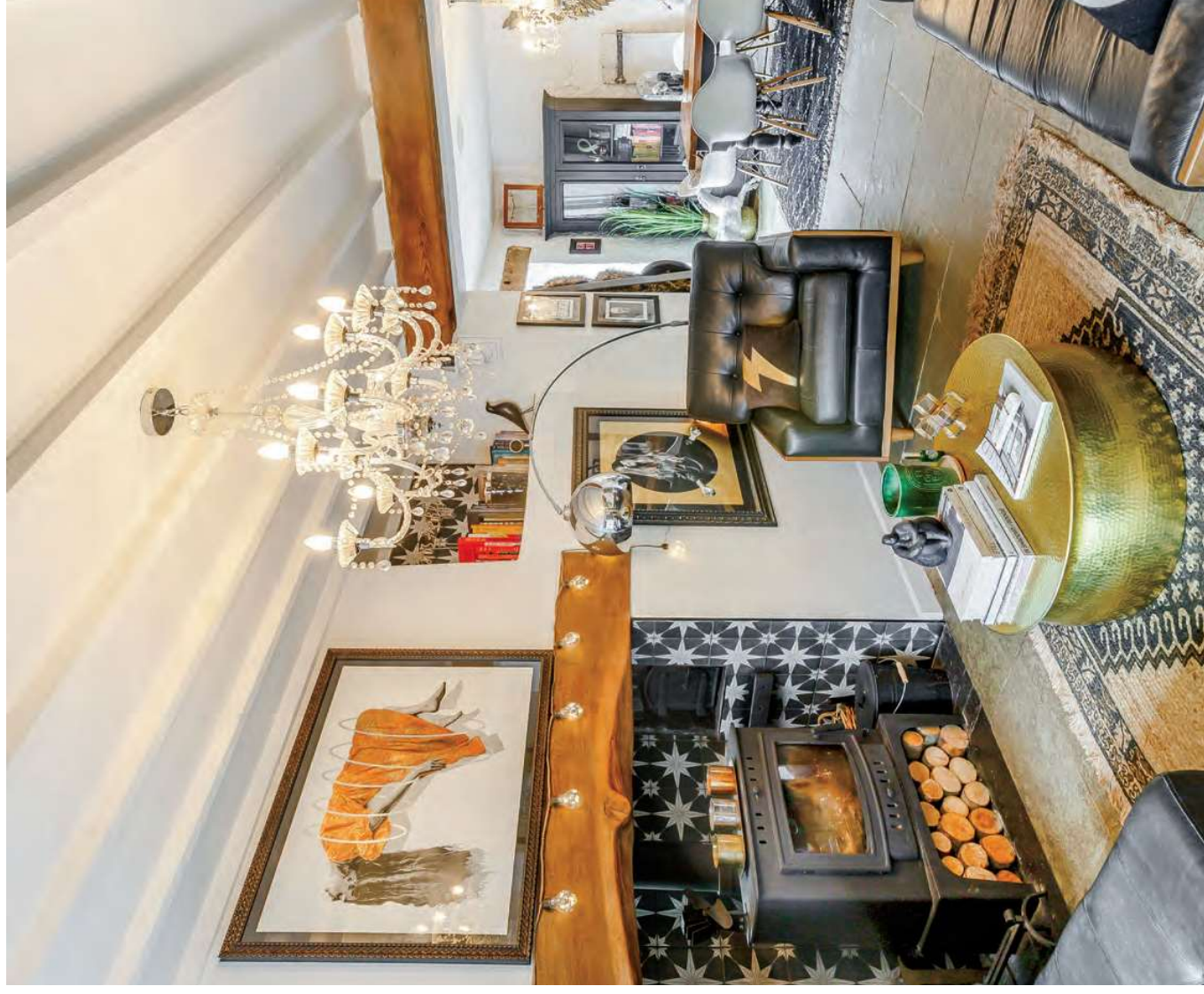
KEY FEATURES

A wooden stable door opens into the entrance porch, which has tiled flooring, a vaulted ceiling, a window to the side and wooden glazed door which leads to a modern glass and oak staircase. There is a door to the kitchen on the right and to the left the room opens into the stunning sitting room, where there is a window to the front and the focal point of the room is a large fireplace with wood burning stove and wooden beam. There is tiled flooring and underfloor heating and an archway leads to the dining room.

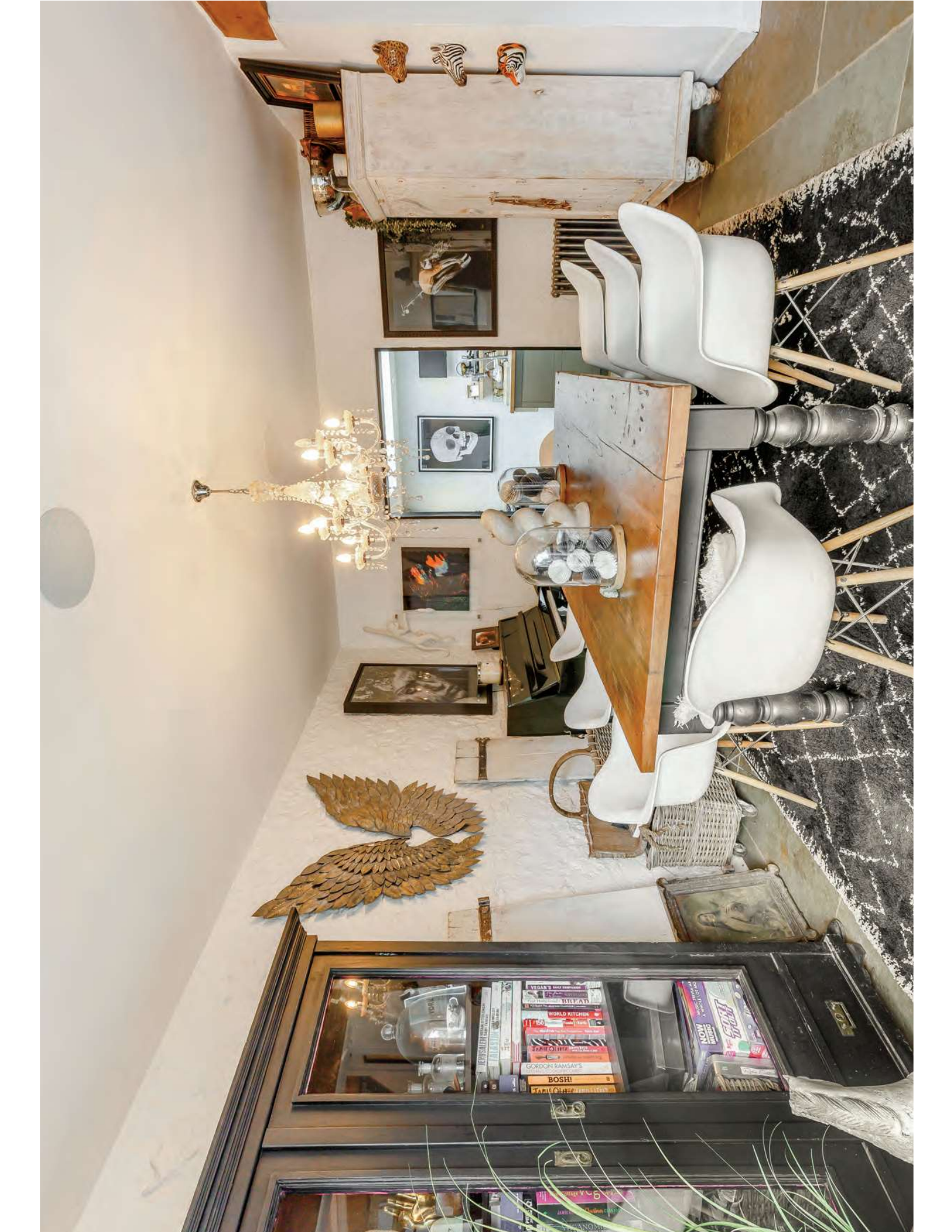
The dining room has space for a large dining table and chairs, tiled flooring, radiator, an opening to the kitchen and wooden French doors which lead to a walled and gravelled alfresco dining area.

A stunning roof lantern floods the kitchen with natural light and warms the solid wood worksurfaces of the Fired Earth kitchen. The area below the roof lantern has a double Belfast style sink and plumbing for washing machine and dishwasher with wall units and base cupboards, which extend to include a breakfast bar. The room has tiled flooring a radiator and underfloor heating. From the breakfast bar, the kitchen continues with a further range of Fired Earth base cupboards and wall units with a large wooden worktop.

A door leads to the downstairs cloakroom which has a Fired Earth countertop basin and vanity unit, tiled wall and tiled flooring with underfloor heating, W.C. and cupboard housing the electricity circuit breaker.









SELLER INSIGHT

“Set in the heart of Devon, surrounded by spectacular countryside, and located in this special village along a private driveway, stands this enchanting home. Once the gardener’s lodge house, it has been lovingly restored by its present owner, Marie, and has been her much treasured home since 2014.

Once years of overgrown shrubbery was removed the garden was landscaped and the driveway widened to give plenty of parking spaces. “I ensured there were several outdoor areas in which to relax, share meals or celebrate special occasions with visitors. I love the spacious patio area. It has been so lovely to sit out here late into the evening, being warmed by the fire pit with a glass of wine. I aimed for a balance between beautiful planting and ease of maintaining. I added the spacious garden room which has been multi-functional space for home working, but also served as an additional living space to do yoga, watch films, and relax”. It’s bi-fold doors open out to present a fabulous view over the countryside to Dartmoor in the distance.

I was intrigued by the lodge when I first came to view. Built in the late 1800s it was looking rather neglected and unloved and was in need of a lot of work to bring it back to life, but it’s potential was obvious. I adored its location, surrounded by nearby forests and beautiful countryside. Being well set back from the road, only birdsong can be heard most of the time. It is such a peaceful and tranquil home, which I have really loved and cherished living here as I work from home. When I first walked in, I immediately loved the space and the beautiful fireplace with its solid wood mantle and the original bread oven that I knew would be amazing to sit and relax around once a new wood burner was installed”. Renovating throughout revealed so many period features including fabulous beams and vaulted ceiling in the Master bedroom. “I have been very careful to respect and restore the amazing traditional period features of the lodge, whilst adding comforts and luxuries to make it a wonderful home to live in”. The kitchen is a great space that is perfect for everyday living and a special area in which friends can linger whilst meals are prepared. “It is such a welcoming home, with an exceptional sociable flow inside and out, which has been brilliant when entertaining friends and family, for parties and Christmas gatherings”.

The hamlet and local village has a brilliant community with many activities taking place to suit all tastes that people can get as involved in as they choose. “Nearby there are a great range of independent shops, including coffee shops, restaurants and cafes, farm shops, a fantastic wine shop and traditional butchers, alongside a choice of supermarkets within easy reach. There is also the award winning local monthly farmers market held twice a month which is a lively, bustling community hub with a wide range of local produce on sale, often with live music events held there.

Schools, sport, and leisure opportunities are also very convenient to access. “There are great gyms and spas within easy reach, fantastic country pubs and country houses with fine dining options which have been great to enjoy while I lived here. My personal favourite is the award winning Paschoe House which puts on regular great events too such as wreath making and yoga on the lawn”. The nearby Lapford and Eggesford train stations, which are on the beautiful Tarka Line enables travel into Exeter, Okehampton, Barnstaple and beyond.

“It is for logistical reasons that I am sadly saying farewell to this wonderful home, and I wish its new owners much happiness as I have had living here.”

* 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.





Moving to the first floor, the spacious dual aspect master bedroom has a vaulted ceiling with exposed wooden beams, reclaimed wooden flooring, a feature fireplace, radiator, window to the front aspect and a door to the en-suite cloakroom. This room has a window to the front, wooden shelving, wall mounted basin and a W.C.

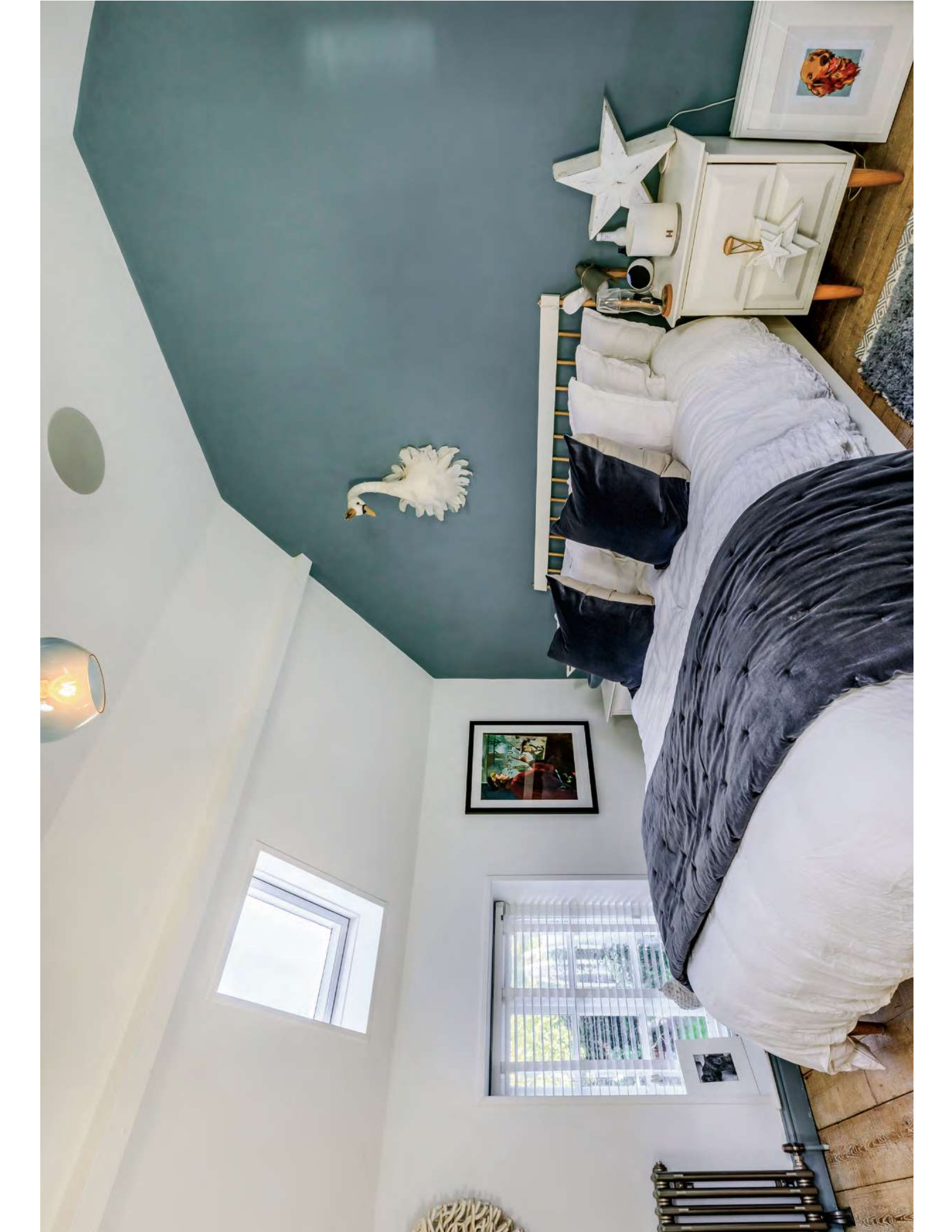
The second bedroom is another beautiful room with a vaulted ceiling, reclaimed wooden flooring, radiator, two Velux style windows and doorway to the en-suite shower room. This wonderfully decorated room has a glazed shower enclosure with hand-held and overhead shower heads, W.C and wall mounted wash basin. There are beautifully tiled walls and flooring, underfloor heating, Velux window.

The third bedroom has a window to the front, reclaimed wooden flooring and a radiator and is currently used as a dressing room.

The main bathroom has a luxurious Fired Earth jacuzzi bath with tiled surround, a vanity unit with countertop basin, towel rail, obscured window to rear and W.C.











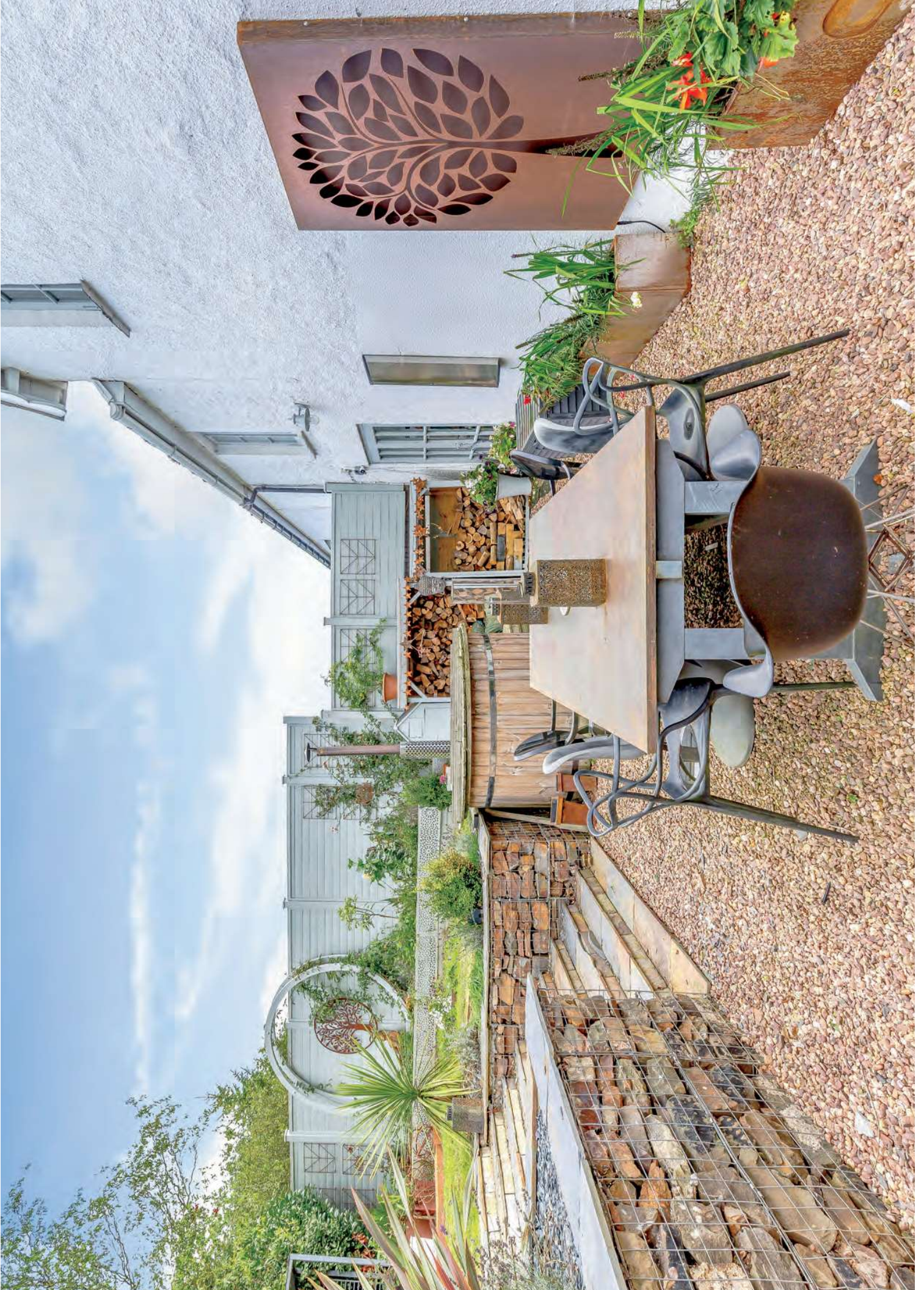


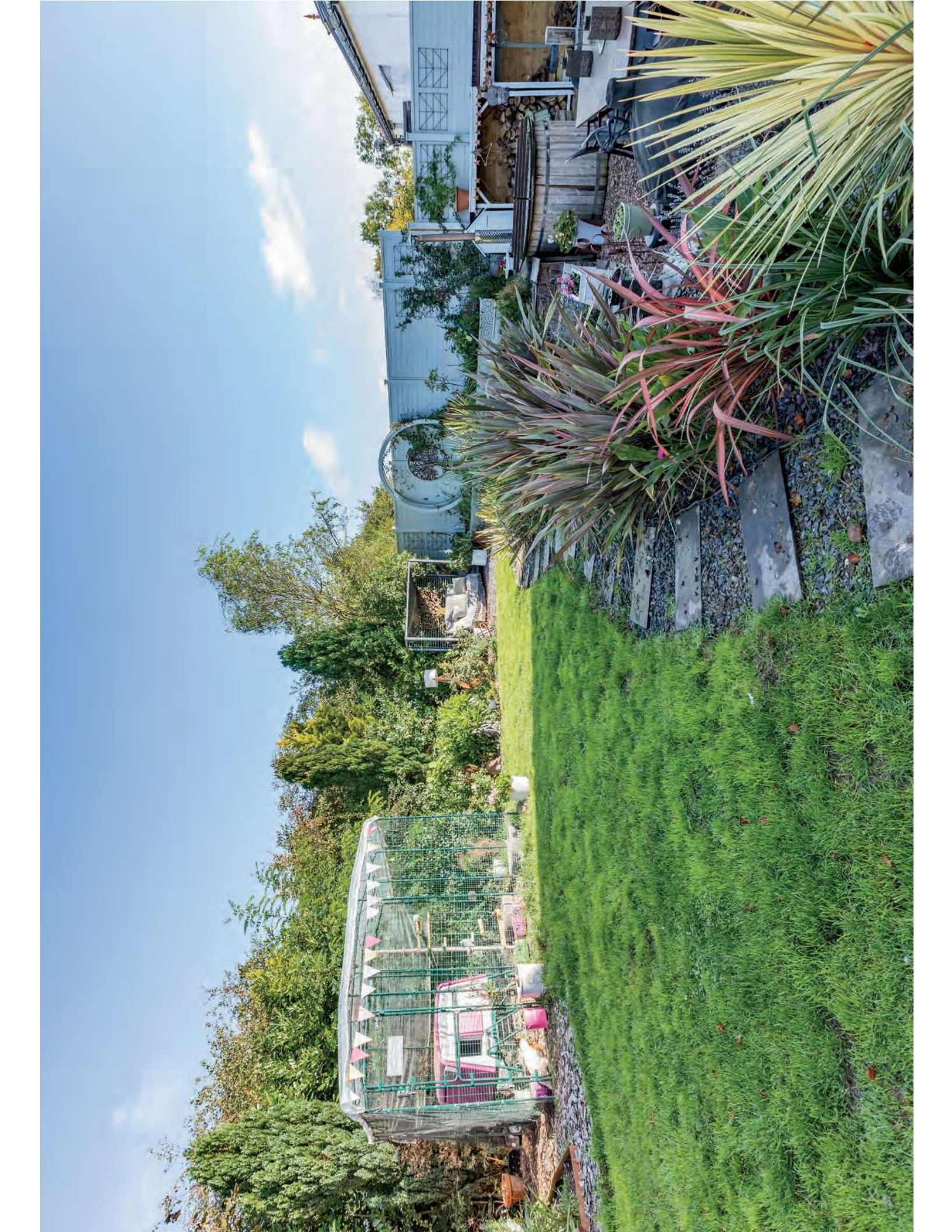
Outside

The property sits behind a large gravel driveway which provides off road parking and is accessed via large wooden gates. To the front and side of the property is a large and beautifully landscaped garden which is perfect for entertaining. The sun terrace has a large seating area with a central fire pit. A great outside feature of this property is the impressive garden studio which has underfloor heating, power and lighting and is currently used as an office and cinema room and has bifold doors enjoying a view over the garden.

There is a garden lawn and raised beds, a further secluded seating area and gravelled dining area with log store.

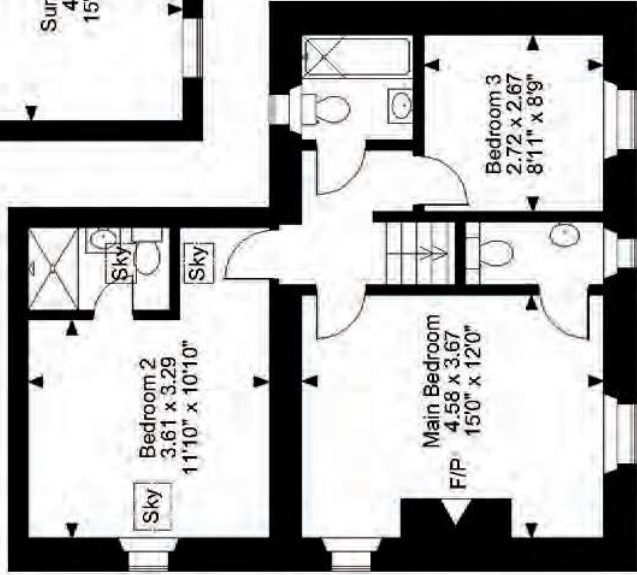
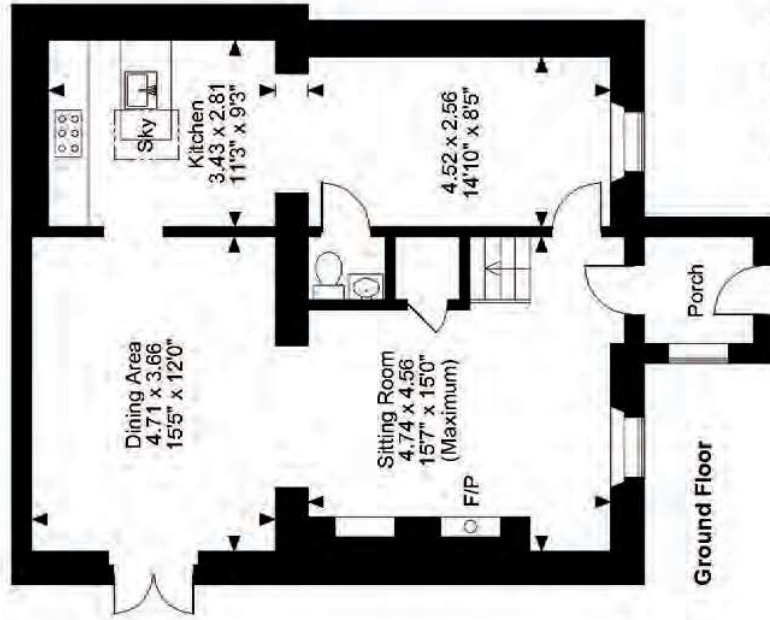
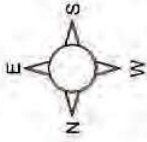








Nymet Lodge, Nymet Rowland
Approximate Gross Internal Area
Main House = 1322 Sq Ft/123 Sq M
Summer House = 177 Sq Ft/16 Sq M



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