



3 BRIDGE COTTAGES Delightful Period Cottage with Garden Room
OFFERS OVER **£230,000** LAPFORD

MILLER TOWN & COUNTRY
exp UK



- » Charming 2 / 3 Bedroom Cottage
- » Impressive Period Features
- » Inglenook with Woodburner
- » Modern Fitted Kitchen & Bathroom
- » Fantastic Garden Room with En Suite
- » Lovely Front & Rear Gardens
- » Extensive Driveway Parking

The Property

This charming Grade II listed cottage is a wonderful blend of period features and modern convenience. On the ground floor are two reception rooms with exposed beams, one with a large inglenook fireplace and woodburner, and to the rear is a modern fitted kitchen with cottage style units and a butcher block work surface. The staircase is accessed via the sitting room, and at the bottom of the stairs is a small section of exposed cob covered by a perspex window so one can admire this traditional building method in detail. Upstairs are a large dual aspect double bedroom with built-in wardrobe, an additional bedroom and the modern bathroom. There is a high specification detached garden room in the rear garden with an en suite shower room, which provides a versatile space that could be used as a bedroom, office, hobby room, therapy room or many other uses.

Outside

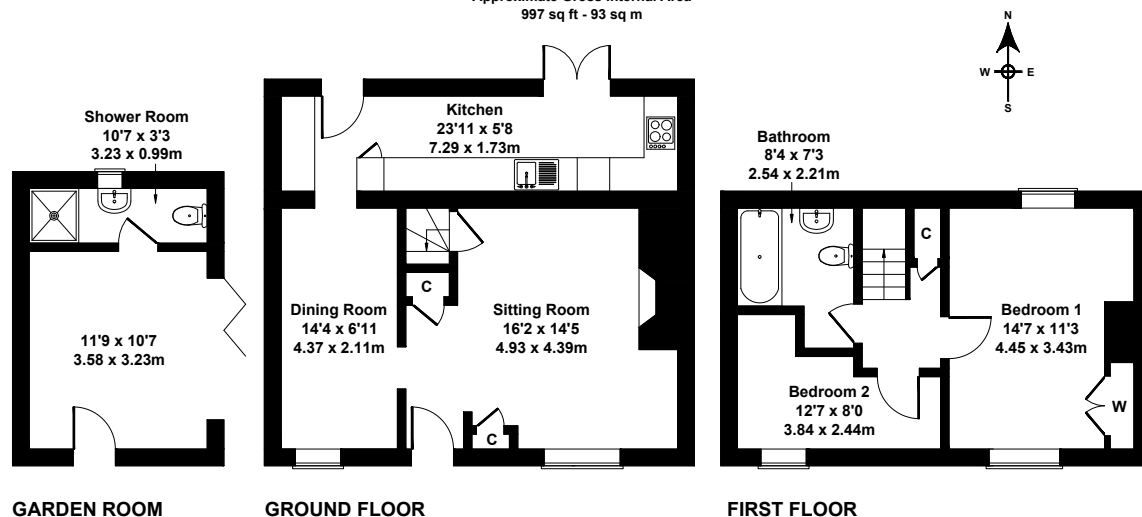
To the front is an Asian-style garden with small pond and fountain, ornamental plantings and a decked seating area with an arbor. To the rear is a lawn, firepit area, attractive shrubs and trees and the garden room. There is a private driveway with parking for 3+ cars and a useful shed to the side of the cottage.





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Approximate Gross Internal Area
997 sq ft - 93 sq m



Not to Scale. Produced by The Plan Portal 2025
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Location

The property is located in the thriving village of Lapford, which benefits from a shop, community primary school, train station with direct links to Exeter and Barnstaple and the popular 16th century Old Malt Scoop Inn where one can enjoy a fine meal and drink, and overflow accommodation for visitors is also on offer. The historic market town of Crediton is under 10 miles away and offers supermarkets, a range of independent shops and restaurants and additional primary and secondary schooling. Lapford is also within the catchment for the sought after Chulmleigh College secondary school. Central Exeter can be reached in as little as 30 minutes by car, and rail service to Exeter Central is available. The wilds of Dartmoor can be reached in as little as 40 minutes, and North Devon beaches are approximately one hour away.

KEY INFORMATION

	2/3 Bedrooms		EPC Rating: N/A
	2 Bathrooms		Council Tax Band: B
	2 Reception Rooms		Tenure: Freehold
	Private drive		Broadband: FTTC
	Grade II listed		Mobile Signal: Indoor likely (EE & Three), outdoor likely
	Heating: Oil		No
	Utilities: Mains electricity, water and drainage		
	Restrictions: Yes - No right of light or air which would prejudice the free use and enjoyment of adjoining property		
	Easements, Wayleaves: None known		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: Yes - Cob walls, timber framed windows		
	Building Safety Concerns: Yes - Asbestos cement sheet roof		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

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01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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