



**GREEN GABLES**  
O.I.R.O. £650,000

**Substantial 5 Bed Detached Property with Incredible Views**  
**LAPFORD, CREDITON**

**MILLER** TOWN & COUNTRY  
**exp** UK





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*Green Gables*

- » **Spacious and Flexible 5 Bedroom Home**
- » **Fantastic Views from Grand Bay Windows**
- » **Extensive Reception Space and High Ceilings**
- » **Offers Lateral Living on Ground Floor**
- » **Large Garden (0.6 ac plot)**
- » **Private Drive and Double Garage**
- » **Building Plot for New 4 Bed House (with PP)**

## **The Property**

This 5 bedroom property has so much to offer with its spacious rooms, high ceilings, ground floor lateral living, magnificent views and mature large gardens.

Located at the end of a no through road on the fringe of the popular and well-connected village of Lapford, you can enjoy the benefits of village living, but within an easy commute of Exeter, Crediton and Barnstaple via the village train station.

This versatile home would suit a larger family, one looking for multi-generational living or simply those looking for lots of space for working from home or accommodating hobbies.

Homes like this rarely come to market (this one has not changed hands in over 10 years) so make sure to book your viewing early!





## Accommodation

The front porch of this impressive property leads into a central hallway, and the ground floor rooms are accessed from there. The 18'0" x 14'7" lounge is a real showpiece with its fireplace and enormous southwest facing bay window providing views across the valley and of Dartmoor in the distance. Next to this is another large reception room with its own fireplace, and beyond is one of the 3 downstairs double bedrooms, which has an identical bay window to the one in the lounge. Both of these rooms have different vantage points to take in those fantastic views. On the opposite side of the ground floor are two more double bedrooms, a family bathroom, kitchen / diner, utility room and a shower room. Upstairs are the two remaining double bedrooms, which both have architecturally interesting angles from the intersection of roof lines and walls, along with lovely southwest facing views. Also on the first floor is another family bathroom plus access to a large boarded loft space for storage directly off of the landing. In addition, there is a walk-in cellar beneath a large proportion of the house providing more storage and / or workshop space. The property also includes a building plot with permission to erect a 4 bedroom house as an infill between this and a neighbouring property. This uniquely designed home takes cues from the existing property with a large gable end and extensive glazing to the rear to frame the same views as can be seen from the original property. You can choose to build this house and reap the profits or leave the garden as is to fully enjoy the outdoor space on offer.





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## Outside

The rear elevation of this property is particularly attractive with its symmetrical gable ends over substantial bay windows and a box dormer in the roof. Doors from the two reception rooms and one of the bedrooms open on to a south west facing terrace with spectacular views across a rural valley towards Dartmoor beyond. This serene spot is perfect for al fresco dining or enjoying a cocktail with friends as the sun sets! Dual curved steps lead down from the terrace to the expansive lawned gardens with mature trees and shrubs which wrap around the property on two sides. The upper area of the side garden is the location of the building plot with approved planning permission for a detached 4 bedroom house; alternatively, this would make a great location for a functional garden with vegetable beds if a new owner decided not to proceed with the build. To the front of the house is a brick-paved private drive with parking for 3 - 4 cars which gives access to the attached double garage.

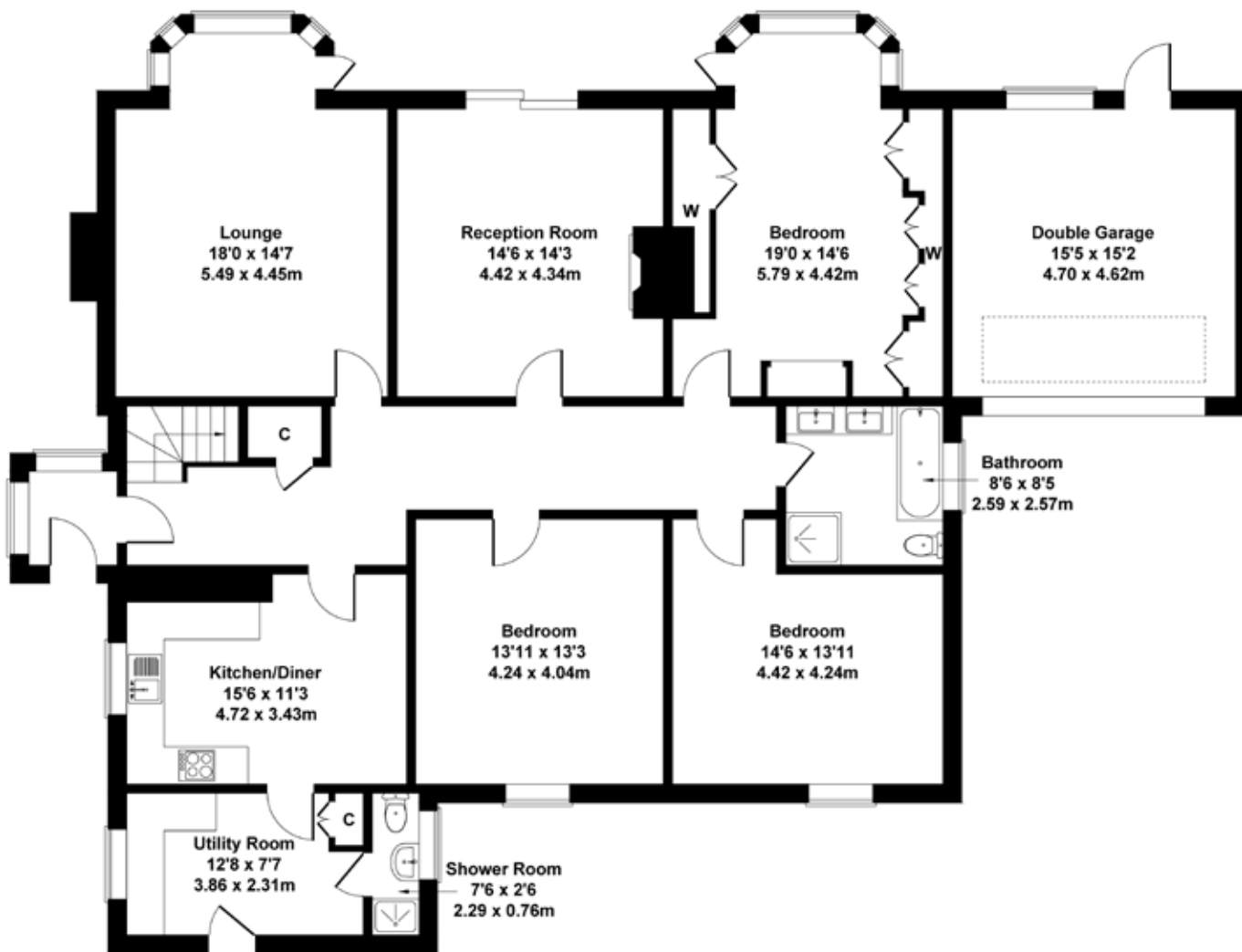


## Location

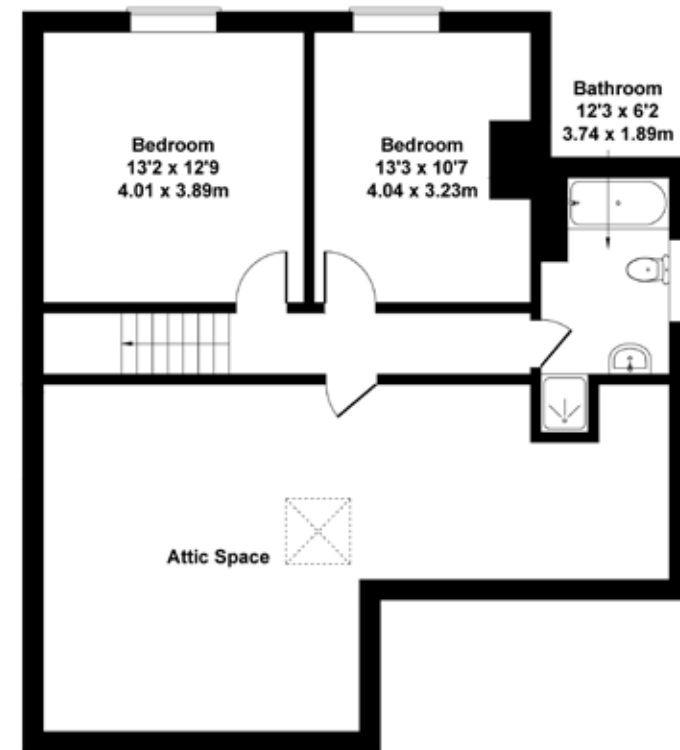
Located at the end of a quiet no through road and not overlooked by neighbouring properties, this home is set on the very edge of the thriving village of Lapford, which benefits from a shop, community primary school and train station with direct links to Exeter and Barnstaple. Just a 5 minute walk away is the popular 16th century Old Malt Scoop Inn which offers great food and drink as well as B&B rooms, great when everyone descends on you for Christmas! 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. Exeter can be reached in as little as 30 minutes by car, and rail service to Exeter Central station is available. The wilds of Dartmoor can be reached in as little as 40 minutes, and North Devon beaches are approximately one hour away.



**Green Gables**  
 Approximate Gross Internal Area  
 2277 sq ft - 212 sq m  
 (Excluding Double Garage & Attic Space)



**GROUND FLOOR**





**FIRST FLOOR**





## KEY INFORMATION

 5 Bedrooms	 EPC Rating: D (68)
 3 Bathrooms	 Council Tax Band: F
 2 Reception Rooms	 Tenure: Freehold
 Private drive and double garage	 Broadband: FTTC
 Not Listed	 Indoor - Likely (EE) Outdoor: Likely (all)
 Heating: Oil	 Ground floor bedrooms and bathrooms
 Utilities: Mains electricity, water and drainage	
 Restrictions: Title available upon request	
 Easements, Wayleaves: None known	
 Public Rights of Way: None	
 Flooding: None known	
 Notable Construction: None Known	
 Building Safety Concerns: None known	
 Mining Area: No	
 Planning Permission/Proposed Developments: Permission for 4 bed detached house within garden of this property. Mid Devon 22/02204/FULL	

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### VIEWING:

Strictly through the vendor's sole agents  
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Okehampton 01837 54080

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