



Sandhurst
Lapford | Crediton | Devon | EX17 6QE

FINE & COUNTRY

SANDHURST

*An Immaculate Detached Bungalow with
Stunning Views and 2 Acre Field in Lapford*



KEY FEATURES

Set within the charming village of Lapford, this immaculate detached bungalow offers the perfect blend of stylish modern living and peaceful rural surroundings. With beautifully maintained wraparound gardens, panoramic countryside views and the rare benefit of its own 2 acre field, this is a home that truly delivers space, comfort and a sense of tranquillity.

Inside the Home:

A spacious double width hallway welcomes you, featuring plenty of built-in storage and setting the tone for the generous proportions found throughout.

The sitting room enjoys a calm, restful feel with large picture windows framing uninterrupted views over the fields. A contemporary inset log burner creates a striking focal point, perfect for cosy evenings in.

At the heart of the home is the show-stopping open plan kitchen, dining and seating area, a truly elegant space. Bifold doors open onto a raised decked terrace, perfectly positioned to take in the breathtaking rural backdrop. A stunning central island, creates an impressive focal point for both cooking and entertaining. The expansive work surfaces provide ample space for food preparation, with an induction hob and a downdraft extractor providing a seamless, contemporary finish. A walk-in pantry offers superb additional storage, while a range of integrated appliances, including a dishwasher, freezer, fridge, additional freezer, and oven, ensuring both style and functionality are beautifully combined.

Bedrooms and Bathrooms:

There are three double bedrooms, each beautifully presented:

- The master bedroom offers superb built-in storage and large windows capturing those wonderful countryside views.
- The dual-aspect second bedroom includes its own en-suite shower room with hand basin and WC — perfect for guests or extended family.
- The third bedroom, currently used as a study, is also an excellent-sized double.

A beautifully fitted family bathroom and a separate WC complete the main accommodation.

Practical Features:

A side entrance provides access to the integral double garage, utility room, and an additional WC. There's also a sunroom, currently used as a workshop, which offers great potential as a hobby space or peaceful retreat.









SELLER INSIGHT

“ When we first saw this property, we instantly fell in love with the space and the potential of this home. The 45 square-meter kitchen diner was a labour of love for us and we are proud with the final result and the lifestyle it has offered us. It has elevated our everyday living and provided a wonderful space for entertaining with friends and family or to just simply enjoy a quiet coffee with a view over the fields. When we want to retreat to a quiet and comfortable place, our sitting room with the wonderfully contemporary inset wood burner adds a stylish yet cosy touch, perfect for relaxing in the evenings. The open plan bedroom/en-suite has been ideal for guests, providing visitors with bathing facilities within their own room. The large double garage has been ideal for keeping cars safely tucked away and provides plenty of practical space, in addition to the utility room and workshop.

We've loved the sense of space this property offers, both inside and out. There's plenty of room to spread out as a family, yet the design brings everyone together when it matters most. The wraparound garden is a peaceful haven, with views over the 2 acre field which can be accessed from the garden. We have enjoyed the field, simply to safeguard our rural view, however there is planning for animal shelters in place, therefore there is plenty of scope for those who would like to keep animals, whom they could watch over from the comfort of their own home.

The location couldn't be better, we're equidistant between Exeter and Barnstaple, giving easy access to both city life and the coast, as well as the beautiful Devon countryside all around.

It's now time for us to move on, but we do so knowing we've left the property in excellent condition. It's a true bungalow — all on one level with no stairs, which makes living here incredibly easy and accessible. Over our time here, we've completed a major restoration including new plumbing, heating, oil tank, and significant electrical updates, so everything is fresh, functional, and ready for its next owners to simply move in and enjoy.

This home has given us years of comfort and joy, we hope it will do the same for whoever is lucky enough to call it theirs next”*

* 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.

























KEY FEATURES

Outside Space:

The property's exterior is as immaculate as its interior, with wrap-around gardens, a greenhouse and garden shed. Wooden gates open to a large gravel driveway, providing ample parking and access to the double garage.

From the garden, enjoy sweeping views over your own 2-acre field, which runs along the rear of the property, a perfect extension of your outdoor living space.

The Field:

A rare and valuable feature, the 2-acre field not only safeguards your wonderful outlook but also offers equestrian or smallholding potential. This property could be great for those looking for a more self-sufficient lifestyle, with the added benefit of being able to watch over your animals from the comfort of your own home.

The field runs adjacent to the garden and can be directly accessed from the garden. The field has its own garage as well as planning for an animal shelter.

Services:

Mains water, drainage and electricity. Oil fired central heating.

Council tax band: F

Local Authority: Mid Devon District Council

Freehold



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Sandhurst Lapford, Crediton
Main House internal area 2,065 sq ft (192 sq m)
Garages internal area 446 sq ft (41 sq m)
Total internal area 2,511 sq ft (233 sq m)



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Council Tax Band: F
Tenure: Freehold





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We value the little things that make a home

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