



The White House Moorland View, Lapford

Guide Price £485,000

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The White House Moorland View

Lapford, Crediton, EX17 6QA

- Nearly new detached house (2021)
- Stunning countryside views and backing onto fields
- Living room with bi-folds onto garden
- Kitchen/diner plus utility
- Solar thermal hot water
- Underfloor heating to ground floor
- Level plot and garden
- Remainder of 10 year warranty
- Off-road parking
- 5 bedrooms with 3 en-suite bathrooms (over 2000 sqft)

If you're looking for a modern, detached family home with large room sizes and in a village setting – this place could be the one! It's a nearly new (built 2021) home with over 2000 sqft of accommodation over the 2 floors. It's been finished to a great standard and even improved by the first owners since new. It backs onto fields with the Mid Devon village of Lapford and from it's elevated position, there's some incredible views out towards Dartmoor too. The village has a regular bus service and the Tarka railway line, there's a petrol station and shop plus a very good pub serving food and drinks. The house has the remainder of the 10 year structural warranty and will not disappoint. If this is of interest then please read on.





The property, being modern is efficient to run with solar hot water heating and underfloor heating throughout the ground floor and radiators to the first floor run from the oil fired boiler. There's mains water and drainage plus excellent broadband available. The whole house was designed to work well for family life with a large, open kitchen/dining room with integrated appliances and breakfast bar. There's a separate utility room and the former study (could be reinstated) has bespoke built in storage. The living room, is again generous and bi-fold doors open out onto the main garden. Worth a mention is the ever useful ground floor WC too. From the central hall, the stunning staircase turns to the first floor landing where there are 5 bedrooms, with 3 benefiting from ensuites. In addition is a very stylish family bathroom. As mentioned, the house is a great size and quality and you will not be disappointed on inspection.

Outside, the property has 2 parking spaces to the lower side of the house which have been gated (ideal for those with younger children or pets). To the front is a further parking area for 2 vehicles*. The property boundary is fenced to the front with a gate leading to steps down to the front. There's various seating areas and access can be gained to the whole property. The main garden lies to the East with the stunning views over the adjoining fields. The rear boundary has recently been improved with a stone wall and planting providing a lovely outlook from the living room and garden. The main garden is laid to lawn and with another paved seating area.

*The additional 2 parking spaces are on council land over which The White House has a sole right of way, therefore no-one else can block this which provides additional parking.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon



Approx Age: Completed 2021

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast Enabled (upto 1000 Mbps – Ofcom)

Drainage: Mains drainage

Heating: Oil fired central heating (underfloor ground floor and radiators first floor)

Listed: No

Conservation Area: No

Tenure: Freehold

Lapford is a large village, beyond Morchard Road on the A377 – 9 miles from Crediton and 16 miles from the City of Exeter. Like most Devon parishes, it's not far from a lovely collection of trees – Eggesford Forest is just up the way, a regal coniferous plantation that plays host to variety of creatures including adders, butterflies, buzzards and woodpeckers (and badgers!). The village itself has a primary school with an excellent Ofsted report, sizeable playing fields (with a football pitch and kid-friendly playground) and a busy pub – The Old Malt Scoop Inn, once a 16th Century coaching inn – which now offers an à la carte dining experience, using only the best local produce.

DIRECTIONS

For sat-nav use EX17 6QA and the What3Words address is [///nutty.masts.intensely](https://www.what3words.com/#!/nutty.masts.intensely)

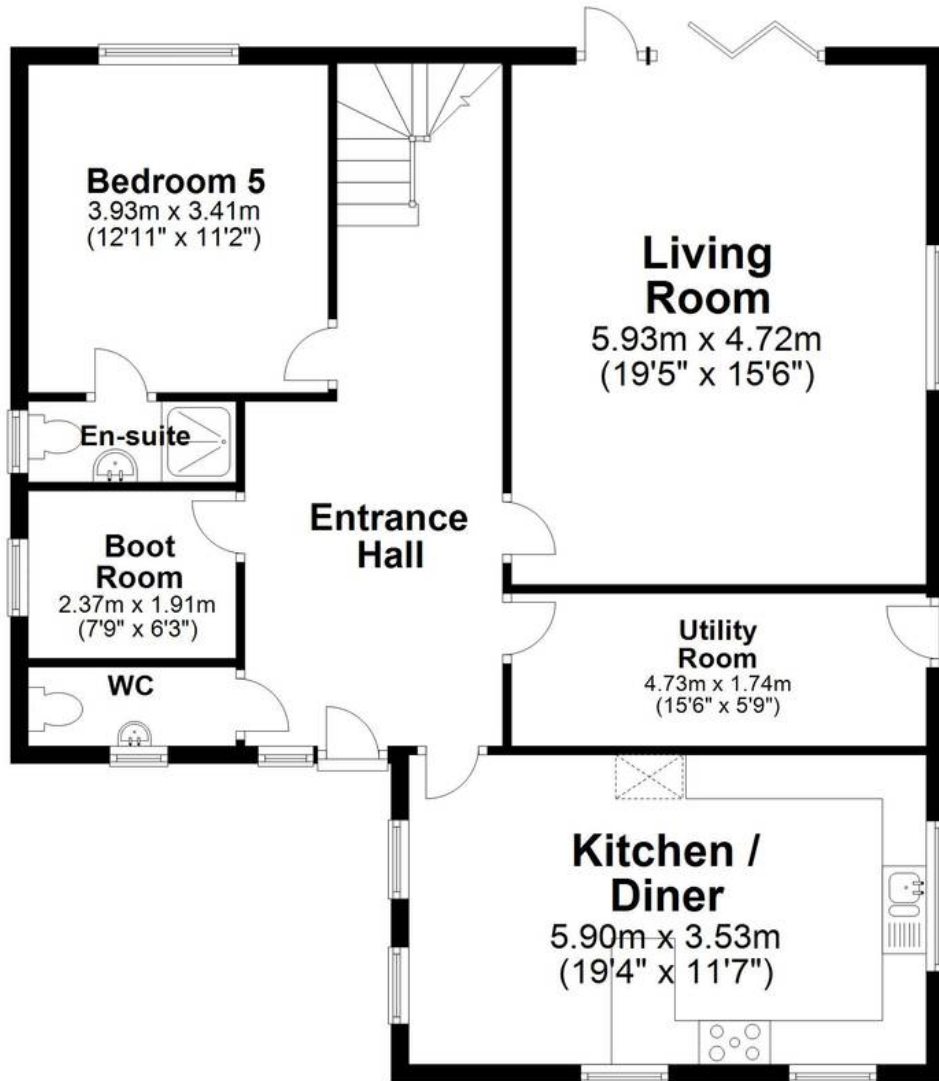
but if you want the traditional directions, please read on.

Proceed up into Lapford, passing the Malt Scoop on your right, take the next turning into Moorland View/Eastington Lane & stay right, the property will be found on your right.



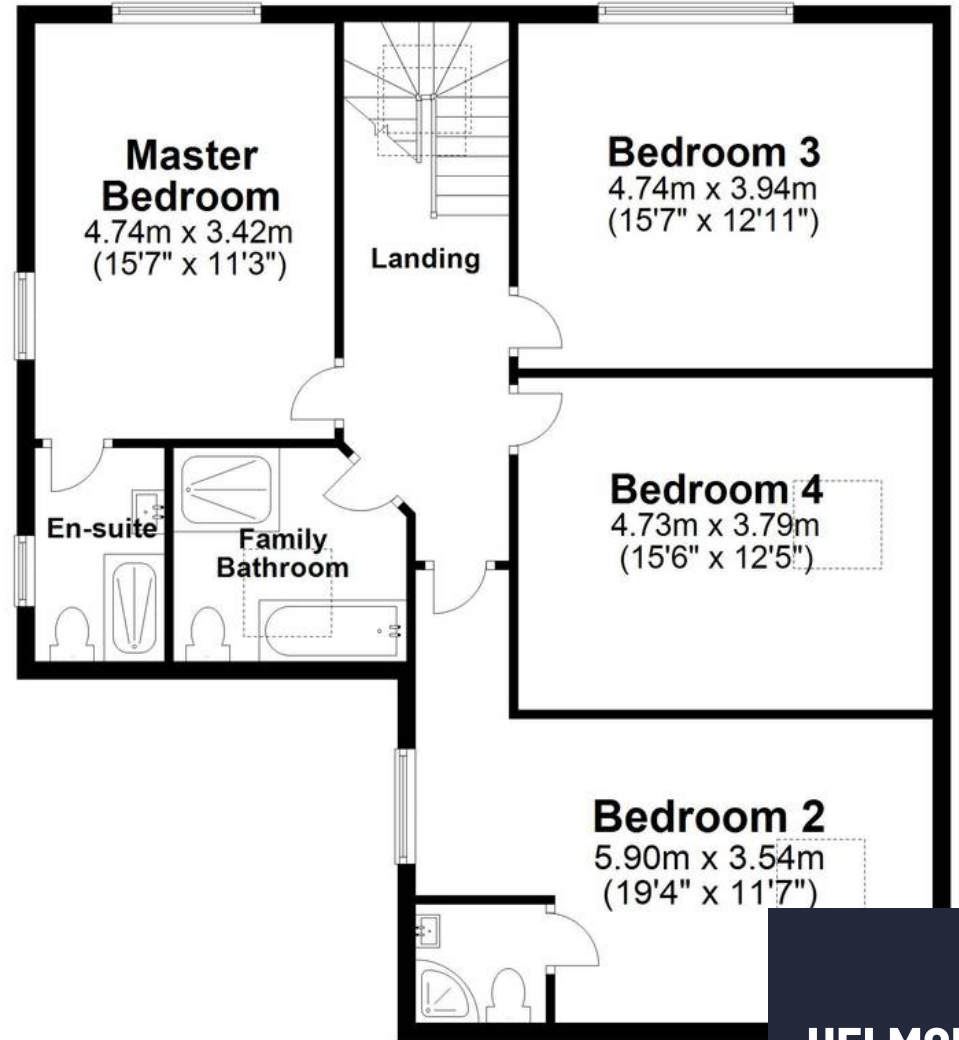
Ground Floor

Approx. 101.6 sq. metres (1094.1 sq. feet)



First Floor

Approx. 98.3 sq. metres (1058.3 sq. feet)



Total area: approx. 200.0 sq. metres (2152.4 sq. feet)

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