



Nymet Bridge House, Lapford

Guide Price £650,000

Nymet Bridge House

Lapford, Crediton, EX17 6QX

- Large detached farmhouse
- Gardens and paddock of approx. 1.3 acres
- 5 bedrooms with annexe potential
- Several reception options
- Games room with bar
- Sociable kitchen/dining/family room
- Outbuildings including stables and large open fronted barn
- River frontage and orchard
- Not listed

Nymet Bridge House is a detached period property, some of which is believed to date back to the 13th century. Not listed yet full of character, the property is constructed from cob with modern brickwork extensions, all finished with a rendered facade beneath a tiled roof. Set in approximately 1.3 acres of private gardens, the property benefits from beautiful outdoor space, a mature orchard, river frontage, stabling, and a large open-fronted barn. It's located between the villages of Lapford and Nymet Rowland and with easy access to the A377 and the Tarka rail line at Lapford or Eggesford linking to Barnstaple or Crediton/Exeter for rail access to London.

The house offers a terrific amount of space over two floors. Due to the layout there's a lot of flexibility on how the spaces are used. At the centre of the home is a sociable kitchen/family/dining which is sure to be an attraction for many.





There's three additional reception rooms, currently used as a living room with a large fireplace and small study, a bar/games room and a music room/study. With six bedrooms in the current layout, it's clear to see that there's plenty of options for a new buyer. Worth noting is that at one end, there's a bedroom with a conservatory, used as a ground floor suite but this could become another reception, indeed at the other end, a couple of bedrooms and the games room could be used as an annexe with a little modification but the space is there to do so. Throughout is oil fired central heating and a wood-burner to the main living room.

Access is in from the country lane via a private driveway which leads into an ample parking area and the open fronted barn. This barn is ideal for covered storage and would suit a range of uses including trailer/caravan/boat storage. The gardens are mainly laid to lawn with fencing separating the paddock area and the orchard. There's river frontage onto the River Taw which makes a pretty backdrop to the gardens. In addition to the large barn are a selection of further outbuildings including former stables and with some minor adaptations, this property could work for a pony or livestock.

It's a wonderful property, large inside and out and a gorgeous setting without being remote. We love the privacy here too!

Agents' notes: The house is near the Tarka Line, a single track local railway, whilst this isn't intrusive, buyers should be aware.



The River Taw does run along the northern boundary of the grounds. Buyers should make enquires about potential flooding but the current and previous owners have stated that the property itself hasn't flooded during their time here dating back to at least 2001.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon

Approx Age: Original parts believed to be 13th century with later additions

Construction Notes: Cob and Stone

Utilities: Mains electric, mains water, telephone & broadband

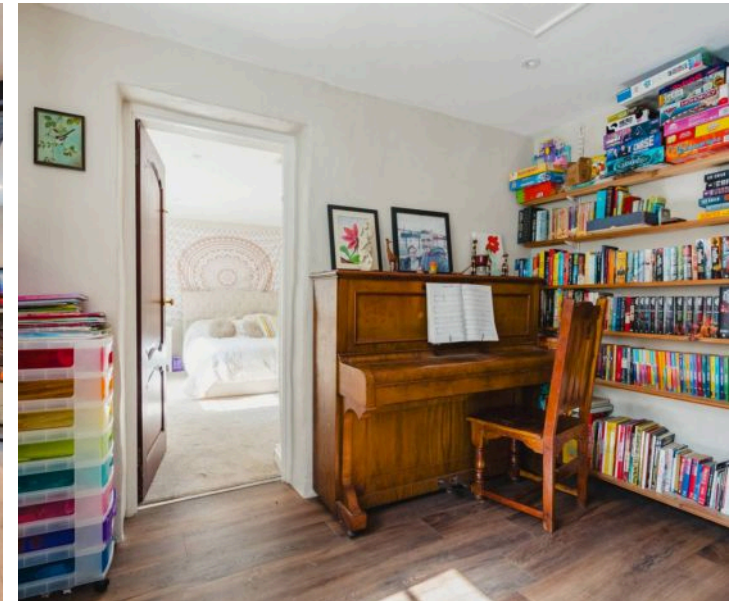
Drainage: Private drainage

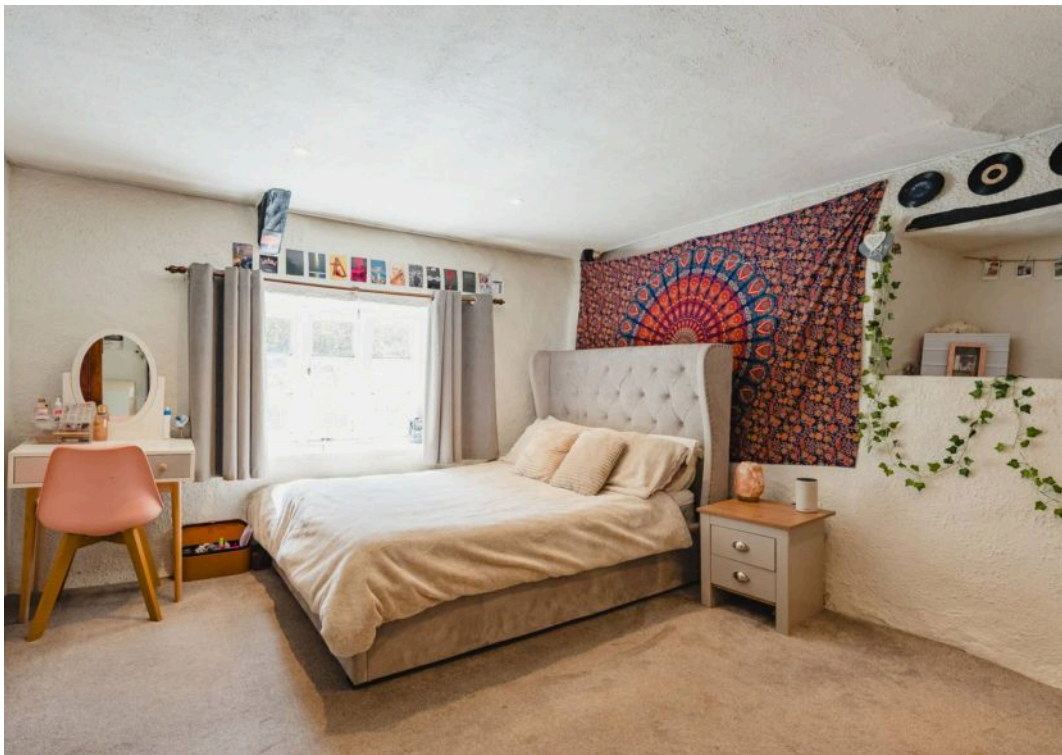
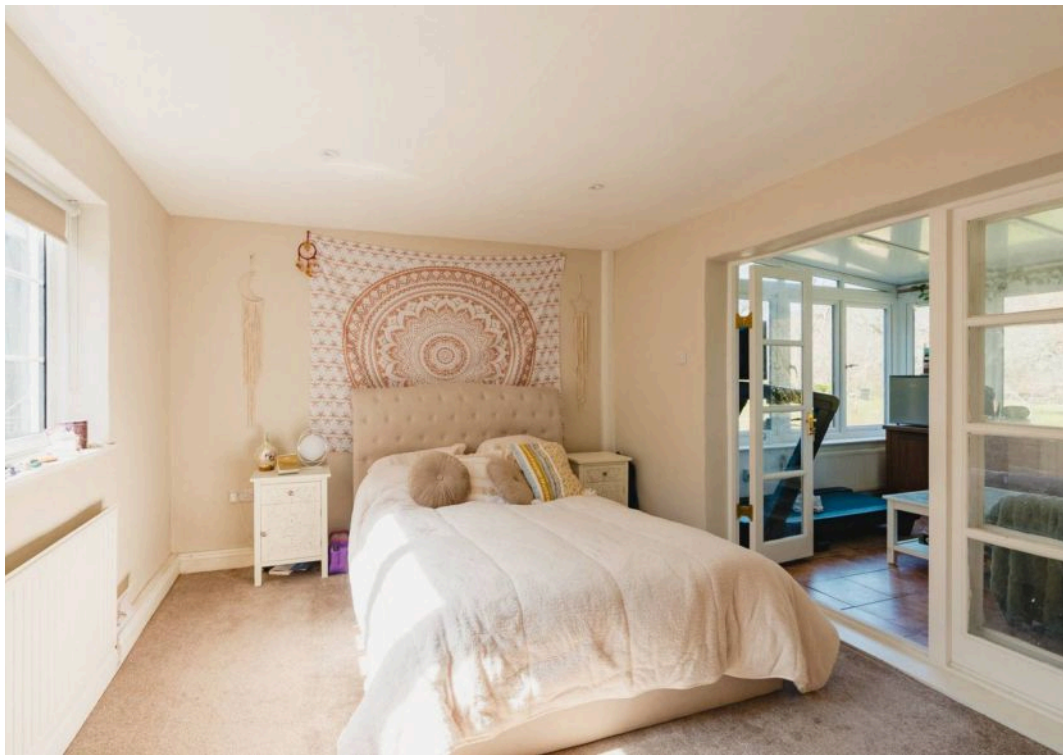
Heating: Oil fired central heating

Listed: No

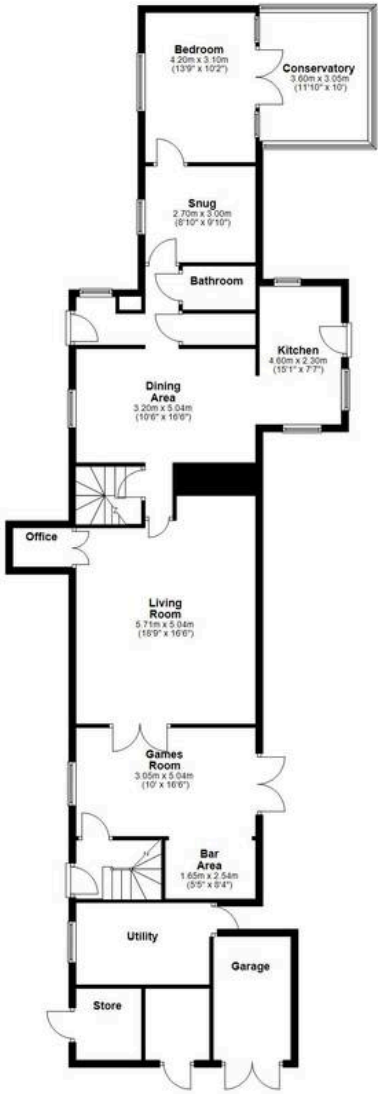
Conservation Area: No

Tenure: Freehold

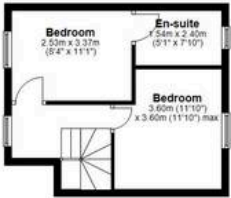
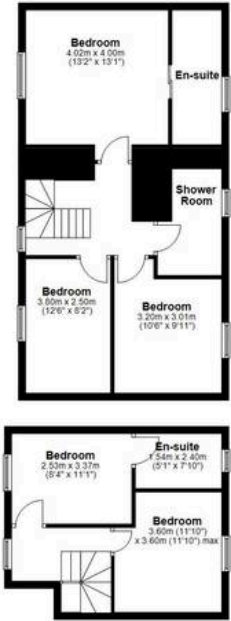




Ground Floor



First Floor



Barn
6.40m x 10.30m
(21' x 33'10")





Nymet Rowland is a small village and parish of the same name, located to the north of Dartmoor. It sits on elevated lands, of pastoral cultivation and regular coniferous plantations – with unimpeded, striking views of its surroundings. Part of its title ‘Nymet’ is derived from the Old English name for the nearby ‘River Yeo’. As a village, it is a still, serene place with a rustic 15th Century Church – one of only two in Devon with an original oaken arcade (to its north aisle). The neighbouring village of Lapford (1 mile) offers a place to pick up any daily essentials with a modern shop/post office. Lapford also has an excellent primary school (commended by Ofsted), large playing fields and a popular pub The Old Malt Scoop Inn – which provides an à la carte dining experience. From Lapford, buses and trains run towards the City of Exeter and Barnstaple in North Devon.

DIRECTIONS

For sat-nav use EX17 6QX and the What3Words address is [///neckline.victor.stones](#) but if you want the traditional directions, please read on.

From Crediton High Street head towards Copplestone and stay on the A377 towards Barnstaple. Go through Lapford Cross (petrol station on your right) and continue on this road through the valley for approximately a mile and a half and look out for the left turn to Nymet Rowland. Continue over the bridge and then shortly afterwards turn right into the driveway and the house will be found on the right.





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.