



Nymet Lodge, Nymet Rowland, EX17 6AW

Guide Price £500,000

Nymet Lodge

Nymet Rowland, Crediton

- Incredible one off home
- High quality throughout
- Fired Earth finishes
- 3 bedrooms with 3 bathrooms
- Gorgeous living spaces with character
- Central heating plus woodburner
- Semi-rural location
- Gardens, parking and home office/studio
- No chain

Nymet Lodge is a remarkable and characterful property, tucked away behind private wooden gates on the edge of the Mid Devon hamlet of Nymet Rowland, set in the heart of the county amongst the rolling hills. The home has been beautifully renovated with premium fixtures and fittings, perfectly complementing the position and character of this period home. The landscaped gardens further elevate the appeal, creating a truly exceptional and inviting home both inside and out.

Sometimes the photos of a property and the reality don't match up but on arrival you realise that this is everything you'd expect. The property is approached via a large gravel driveway, offering ample off-road parking and access through attractive wooden gates.





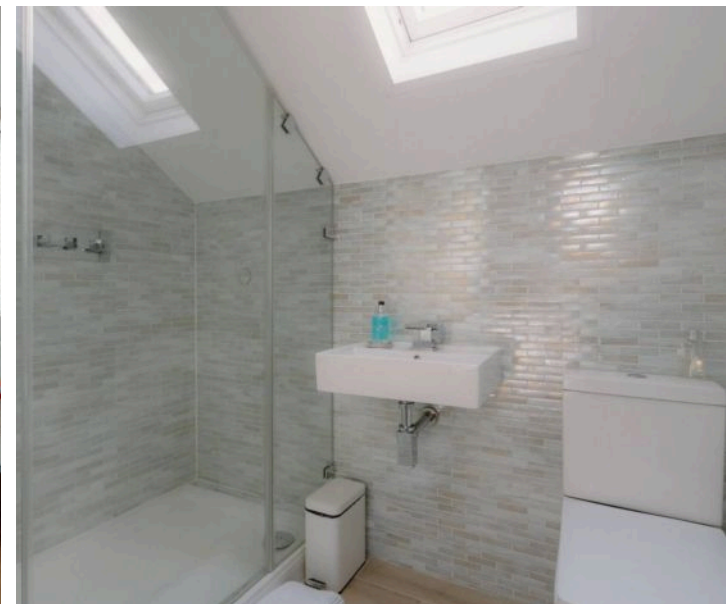
The layout offers great space and a well-designed layout. Once through the useful (and pretty) entrance porch, you are into the living spaces. The striking oak and glass staircase leads up to the first floor from the sitting room where a window to the front offers views of the gardens, and the focal point of the room is a large fireplace with a wood burning stove, framed by a wooden beam over. The room is finished with tiled flooring and underfloor heating, and an archway leads into the elegant dining room which provides ample space for a large table and chairs, and a continuation of the flooring complete with wooden French doors that open out to a secluded gravelled al fresco dining area, enclosed by a beautiful stone wall. We love the way the property flows with a link though to the kitchen from the dining area.

The kitchen is a true highlight of the home, with a stunning roof lantern allowing natural light to flood the space. The Fired Earth kitchen is complemented by solid wood worksurfaces, with the area beneath the lantern featuring a double Belfast sink, an integral washing machine, and dishwasher. The kitchen also benefits from wall and base cupboards that continue to include a convenient breakfast bar. Further units and large wooden worktops extend the kitchen space, with tiled flooring, underfloor heating, and a radiator with plenty of room for entertaining and space for the most committed chefs! There's a useful downstairs cloakroom, which features a Fired Earth countertop basin and vanity unit, tiled walls and floors with underfloor heating and a WC.



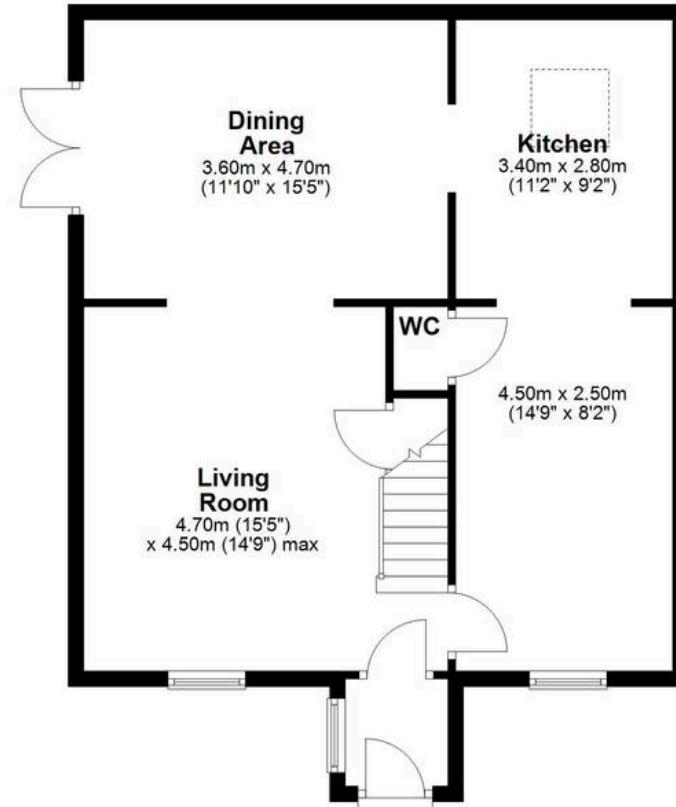
On the first floor the generous dual-aspect master bedroom is bathed in natural light, with a vaulted ceiling, exposed wooden beams, and reclaimed wooden flooring. A feature fireplace adds a touch of character, and the room is further complimented by a radiator and a window to the front. A door leads to the en-suite cloakroom, which has a window to the front, wooden shelving, a wall-mounted basin, and a W.C. The second bedroom is another beautifully presented space, also with a vaulted ceiling and reclaimed wooden flooring. It has a radiator, two Velux windows, and a doorway leading to a second en-suite shower room. The shower room is beautifully decorated, with a glazed shower enclosure, hand-held and overhead shower heads, a WC, and a wall-mounted wash basin. Tiled walls and floors, underfloor heating, and a towel rail complete the room, with a Velux window adding extra light. The third bedroom features a window to the front, reclaimed wooden flooring and a radiator. There's a luxurious family bathroom too with a Fired Earth jacuzzi bath, tiled surround, a vanity unit with a countertop basin, a towel rail, an obscured window to the rear and a WC.

OUTSIDE : Once through the wooden gates from the drive, the front and side gardens are beautifully landscaped, offering an ideal space for entertaining. A spacious sun terrace with a central fire pit creates a relaxed and inviting atmosphere for outdoor living. The standout feature of the garden is the impressive garden studio, which is has been used as both an office and cinema room. The studio is fully equipped with underfloor heating, power, and lighting, and boasts bifold doors that overlook the garden. Further outdoor spaces include a well-maintained garden lawn, raised beds, a secluded seating area, and a gravelled dining space complete with a log store.

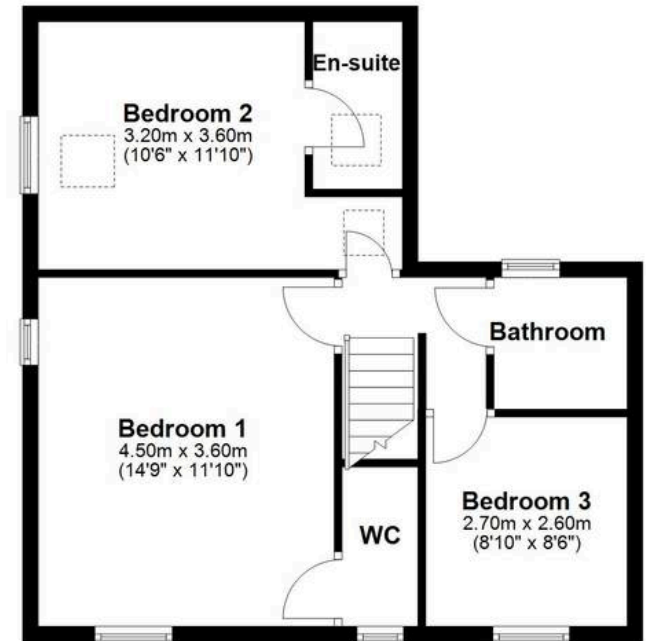




Ground Floor



First Floor





Agents Note: Although shown in the photos, the wood fired hot tub, metal garden planters, the kitchen range, butchers block and drinks cabinet are not included in the sale.

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 C – Mid Devon

Approx Age: 1800's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Private Drainage

Heating: Oil fired central heating, wood burner and electric underfloor to some areas.

Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 6AW and the What3Words address is [///jeepering.blotting.tensions](https://www.what3words.com/#!/jeepering.blotting.tensions)

From the A377 at Lapford Cross, take the signed road to Nymet Rowland. After approx. 1 mile, you'll reach the hamlet of Nymet Rowland, proceed through and take the first road on the right (if you reach the church before turning off, turn around!). Follow the lane for approx.400m and the entrance driveway will be on the right.



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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