



St. Anton, Lapford, EX17 6QT

Guide Price **£485,000**

St. Anton

Lapford, Crediton

- Individual detached house
- Split level spacious accommodation
- Edge of village location
- Large garden front and back
- 5 double bedrooms
- Plentiful parking
- Integrated double garage
- Master bedroom with en-suite
- Open plan lounge / diner
- No onward chain!

St Anton was built as a prestigious individual property and has a super location and plot within the village of Lapford with a thriving community, train station & bus links (just a short walk away), village store, Pub, Church and Primary School. The property would benefit from cosmetic updating but offers very spacious and versatile living areas. Being on 3 split levels, the layout flows very well and could easily be adapted to multigenerational living.

The kitchen has an array of beech effect units, double eye level oven and 4 ring ceramic hob. There's an integrated dishwasher and space for a fridge. The picture window overlooks the rear garden. The dining room attached to the kitchen has a large open plan arch leading through to the spacious lounge with electric feature fireplace and patio doors out to the front garden.



A few steps lead down to the lower level which has a door to the integrated garage, a large utility room with door to the garden and the 5th bedroom which could also work well as a playroom or a study. There's a WC on this floor and this lower level could easily be adapted to separate living accommodation. On the top floor, up a half stairway there is a wide landing area that leads to 4 double bedrooms, the master room has an ensuite shower room with corner shower and bidet. The family bathroom has a bath with shower over. The home has double glazing throughout and has oil fired central heating. Outside, a drive (owned by this property) is shared with two other houses then leads into a sweeping private driveway with plentiful parking and wide turning area leading up to the double garage with up and over doors. The front garden is laid to lawn with flower and shrub borders. There is wide access both sides to the rear garden which is a large lawned area. To the side is a handy garden shed.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2025/26 - £3062.08

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80mbps

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold



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.

LAPFORD is a hillside village overlooking the river Yeo. It has a past reaching back to the Iron Age and a grade I listed church that was rebuilt and extended in the 12 century by Sir William De Tracey as penance for his part in the murder of Thomas Becket. Several options are available for socialising including the Malt Scoop pub, Lapford Mill café, and several outside spaces for children to play and where events are held. Further out of the village on the A377 is the petrol station with convenience store. For a larger selection of independent shops, bigger supermarkets Crediton is 9 miles away. Nearby is Lapford station, a request stop on the scenic Tarka Line running between Barnstaple and Exeter. And for those seeking the fresh air, about a mile away is Eggesford Forest, home to the very first trees planted by the Forestry Commission which offers numerous plantations for walkers, riders, and cyclists.

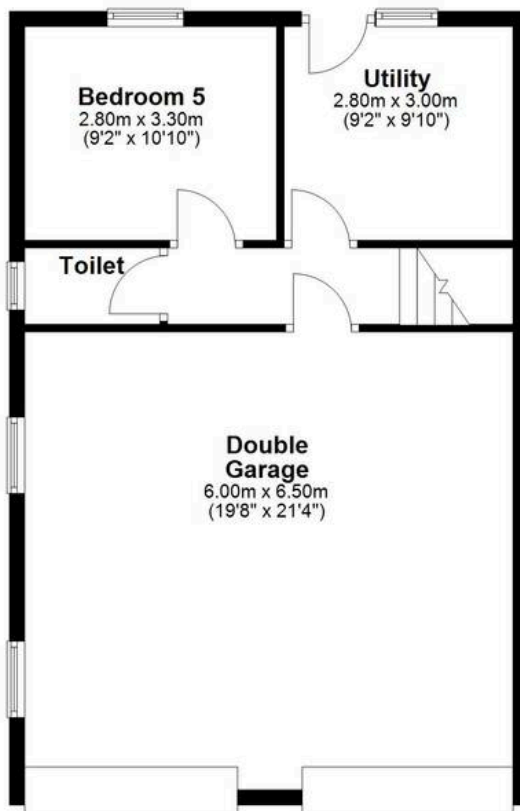
DIRECTIONS : From Crediton take the A377 to Lapford, just before the garage take a left turn onto Kelland Hill then immediately right, St Anton is the 2nd house along the private drive to the right.

What3Words: [///nightfall.origin.players](https://www.what3words.com/nightfall.origin.players)



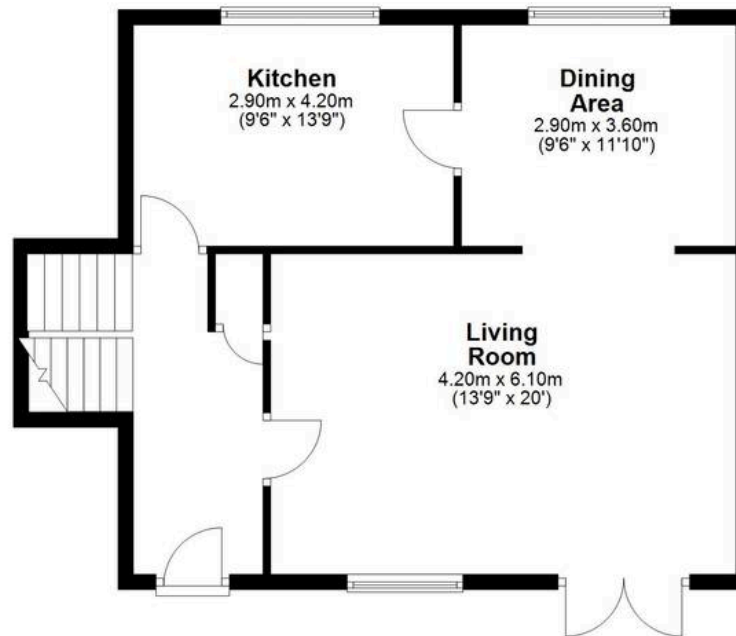
Lower Ground Floor

Approx. 64.6 sq. metres (695.3 sq. feet)



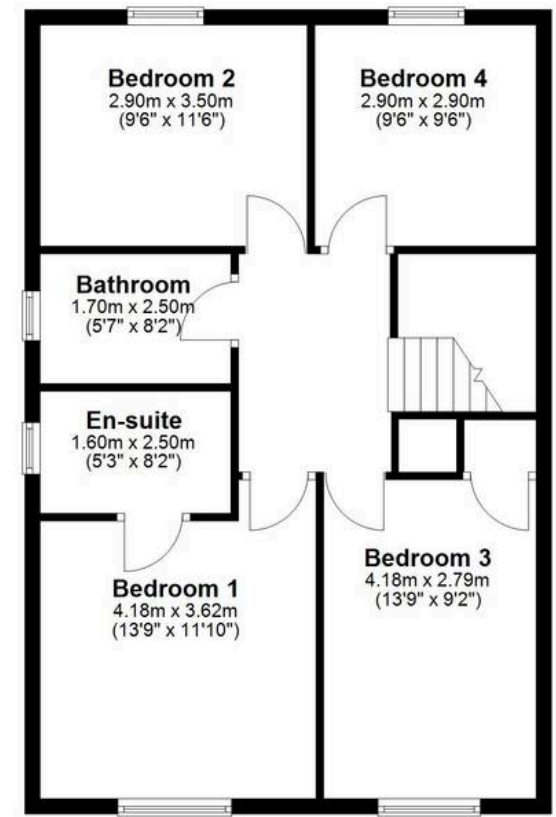
Ground Floor

Approx. 59.7 sq. metres (642.9 sq. feet)



First Floor

Approx. 65.9 sq. metres (709.6 sq. feet)



Total area: approx. 190.2 sq. metres (2047.8 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.