



Lydcott House



Crediton 8 miles Tiverton 16 miles Exeter
15 miles

Beautifully refurbished 4 bedroom
period house with outbuildings
and 1.72 acres in a pretty Mid
Devon hamlet.

- Refurbished 4 bedroom house
- Sought after Mid Devon hamlet
- Extensive mature garden with sun terrace
- Land amounting to 1.72 acres
- Outbuildings and stabling
- Ample parking and car port

Guide Price £700,000



Situation

Frost is a sought-after hamlet in the heart of the Mid Devon countryside. The village of Morchard Bishop, less than a mile, has a strong community with a range of facilities including general store and cafe, parish church, primary school (Ofsted: Good), pub, garage, sports club, tennis court and doctor's surgery. The towns of Tiverton (16 miles) and Crediton (8 miles) offer a more comprehensive range of shopping and facilities together with public and state schooling. The university and cathedral city of Exeter lies just 15 miles and has a wide range of amenities befitting a centre of its importance. There are mainline railway stations to Paddington and London Waterloo and Exeter International Airport lies four miles to the east of the city.

Description

Lydcott House is a characterful, 4 bedroom, south facing property. Of rendered cob and stone elevations the property has undergone a full refurbishment with oak flooring through-out, hardwood double glazed windows, digital showers and stylish vertical radiators. The substantial gardens and grounds amount to 1.72 acres, which include a triple car port and a range of outbuildings and stabling which are currently used as a workshop and store rooms.

Accommodation

The entrance hallway provides stairs to the 1st floor. To the right is a sitting room with stone fireplace housing the dual fuel woodburner and French doors to the sun terrace. To the other side of the hallway is an open plan dining/family room with exposed beams, fireplace with dual fuel woodburner and useful storage room. A door leads to a modern travertine floored kitchen with floor mounted units, integrated appliances, Aga and separate walk-in pantry. From the kitchen is a hallway giving access to a guest bedroom with ensuite bathroom and a utility room with a door to the gardens. The first floor landing gives access to a modern family shower room and three double bedrooms, all with a southerly aspects and one with an ensuite WC.

Gardens and grounds

To the front of the house is a wonderful paved sun terrace and level lawn with mature shrubs and flower borders. Beyond the parking area is a further section of land with a productive kitchen garden area with raised beds, established fruit trees, a bee-keeping enclosure, wildlife meadow and pond, fenced goat paddock and a Victorian style greenhouse (5m x 2.7m). There is a summerhouse with full planning for a new (8m x 4m) contemporary home office/studio. (Mid Devon Ref - 21/00337/FULL) In all the land amounts to 1.72 acres.

Outbuildings

There is a large parking area and a recently replaced triple car port (able to accommodate a camper van). A detached former stable block, which is currently used as a fully fitted and insulated workshop with benches, power points, a hard wired network connection for internet, and three separate store areas. In addition is an open fronted tractor shed, poly tunnel, two woodstores and a poultry enclosure (15m x 15m) with 6ft high fencing with double top electric wires.

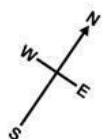
Services

Mains electricity, water and drainage. Central heating and hot water provided by a wood pellet Biomass boiler 500L unvented hot water storage tank providing mains pressure hot water Solar panels and solar switch with feed in tariff expiring 2036 LPG tank Digital showers Underfloor heating in the ground floor bathroom

Directions

From Exeter take the A377 passing through Crediton and Copplestone to Morchard Road. At Morchard Road turn right before the Devonshire Dumpling pub signposted Morchard Bishop. Continue on this road, passing the right turn to Oldborough, and just before you enter the village of Morchard Bishop turn right, at the bottom of Polson Hill, signposted to New Buildings. The property can be found after approximately 100 yards on the right.





Denotes restricted head height

Approximate Area = 2024 sq ft / 188 sq m
 Limited Use Area(s) = 142 sq ft / 13.2 sq m
 Outbuilding = 1112 sq ft / 103.3 sq m
 Total = 3278 sq ft / 304.5 sq m

For identification only - Not to scale

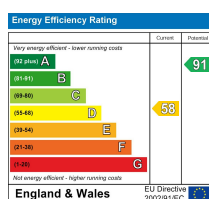


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 739034

These particulars are a guide only and should not be relied upon for any purpose.

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