



Hillsboro



Crediton (10 miles) Okehampton (12 miles)
Exeter (17 miles)

A detached family home
situated in a semi-rural position
in a picturesque Devon village.

- NO ONWARD CHAIN
- Beautiful semi-rural position
- Detached house
- 4 double bedrooms
- Would benefit from renovation
- Potential for a lower ground floor conversion
- Double garage
- EPC rating - D
- Council Tax Band - C
- Freehold

Guide Price £375,000



SITUATION

The property is situated on the outskirts of the popular Mid Devon village of Lapford. Lapford has a good range of local facilities including a garage/store, 16th Century pub, 12th Century church, primary school together with a railway station on the Tarka line (Barnstaple to Exeter). In addition, the bus route to Exeter is just a short walk away. The large market towns of Crediton (10 miles) and Okehampton (12 miles) each have a more extensive range of day-to-day facilities including supermarkets, banks, secondary schooling and sports centres. The university and cathedral city of Exeter (17 miles) provides an extensive range of shops and facilities, as well as access to the M5 motorway and Exeter airport.

DESCRIPTION

A detached family home, which was originally built in 1982 but would benefit from a schedule of renovation, situated in a semi-rural position in the picturesque village of Lapford. The drive to the front of the property is shared, leading to an attached double garage with parking in front, and beautiful west facing gardens.

ACCOMMODATION

A path from the driveway leads through the front garden to a glazed conservatory which runs along one side of the property. A door from the conservatory leads into a central hallway with stairs rising to the first floor and to the lower ground floor. To the left is an L-shaped, triple aspect sitting/dining room with patio doors leading out to the balcony, off which are beautiful rural views across the neighbouring fields. The kitchen has wall mounted units, a

solid fuel Rayburn (which has been decommissioned), and a separate utility room with an external door. Further along the hallway is a family bathroom and two double bedrooms both with fitted cupboards.

Stairs rise to a first floor landing with a storage cupboard, off which are two further double bedrooms and a shower room with WC.

From the hallway, stairs lead down to a large, open plan lower ground floor with double doors leading out the garden. Once renovated this floor could be used as additional residential space or even as an annexe, subject to gaining the necessary consents.

GARDENS AND GARAGE

A shared driveway with off street parking leads to an attached double garage and a pathway leading through a well maintained front garden. Pathways on either side of the property lead to a gently sloping west facing garden which is largely laid to lawn. The gardens have beautiful rural views over the neighbouring fields.

SERVICES

Mains electricity, water and drainage. Central heating is provided by electric heaters. The Rayburn did provide both central heating and hot water but is currently decommissioned.

DIRECTIONS

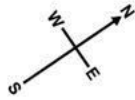
From Exeter head north on the A377. Proceed through Newton St Cyres, Crediton and Coplestone. On reaching the village of Lapford take the 1st left turn on to Kelland Hill. Carry on up the hill and after 0.1 miles the property will be on your right.

What3words - decking.poetic.sweetener



Approximate Area = 2319 sq ft / 215.4 sq m
 Garage = 243 sq ft / 22.5 sq m
 Limited Use Area(s) = 93 sq ft / 8.6 sq m
 Total = 2655 sq ft / 226.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 977319

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Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			80
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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