



Kinlet



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Lapford, Crediton, EX17 6AF

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

With a floorspace of in excess of 240 square metres is this substantial and beautifully refurbished five bedroom chalet bungalow in a sought-after Devon village.

- Recently extended and refurbished
- Three additional reception rooms
- Underfloor heating
- Ample off street parking
- EPC - B
- Open plan kitchen/dining room
- Solar panels, heat pump and battery installed
- Large gardens with rural views
- CTB - C
- Freehold

Guide Price £600,000

SITUATION

This substantial chalet bungalow is situated in an accessible location 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 and railway are 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

Kinlet is a recently extended and beautifully refurbished property offering spacious and versatile accommodation over two floors with large open plan reception rooms on the ground floor and 5 bedrooms with two family bathrooms on the first floor. To the rear of the property are extensive gardens which have beautiful rural views. To the front of the property is a large off street parking area.



ACCOMMODATION

From the driveway an entrance porch leads into a central hallway off which is a study with fitted cupboards, snug, and a cloak room with separate shower room with WC. The central hallway leads to a dual aspect sitting room with a woodburner, built-in bookcases, and French doors out to the large conservatory. The conservatory has a woodburner and bi-folding doors out to the rear garden. On from the sitting room is an impressive open plan kitchen/dining room with modern wall and floor mounted kitchen units with integrated appliances, a central kitchen island and French doors out to the rear garden. Off the kitchen is a utility room with a separate storage area and a door to the garden.

An oak framed staircase rises to the first floor off which are five double bedrooms, with fitted cupboards in the principal bedroom, and two family bathrooms.

GARDENS

A wide entrance gateway leads to a primarily tarmac driveway and separate gravel parking area. To the rear of the property are well maintained terraced gardens with a paved sun terrace, vegetable and fruit beds, small orchard and far reaching rural views.

AGENTS NOTE

There is a small portion of the garden to the rear of the property that isn't included in the title plan. This has been used for the uncontested enjoyment of the vendor and previous vendors for over 10 years. Please contact the agent for further information.

SERVICES

Mains water, electricity and drainage. The central heating is provided by air source heatpump and has underfloor heating on the ground floor.

Broadband - 49mbs download and 9mbs upload.

Solar panels on the roof supply a 5.2kw battery

DIRECTIONS

From Exeter head north on the A377. Proceed through Newton St Cyres, Crediton and Copplestone. On reaching the village of Lapford take the 1st left turn on to Kelland Hill. After a short distance the property will be on your right.

What3words - colleague.imprinted.early



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	89	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2608 sq ft / 242.2 sq m
 Limited Use Area(s) = 74 sq ft / 6.8 sq m
 Total = 2682 sq ft / 249 sq m

For identification only - Not to scale

Denotes restricted head height

First Floor

- Bedroom 1: 5.36 x 3.67m (17'7" x 12')
- Bedroom 2: 4.23 x 4.08m (13'11" x 13'5")
- Bedroom 3: 4.23 x 2.80m (13'11" x 9'2")
- Bedroom 4: 4.21 x 2.82m (13'10" x 9'3")
- Bedroom 5: 3.73 x 2.79m (12'3" x 9'2")

Ground Floor

- Conservatory: 9.16 x 2.55m (30'1" x 8'4")
- Snug: 3.62 x 3.30m (11'11" x 10'10")
- Study: 3.83 x 3.65m (12'7" x 12')
- Sitting Room: 7.40 x 3.88m (24'3" x 12'9")
- Kitchen / Dining Room: 9.94 x 4.77m (32'7" x 15'8")
- Utility

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.
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