



Lowerfield House







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Lapford, Crediton, Devon, EX17 6PU

Crediton (10 miles) Exeter (17 miles) Dartmoor National Park (16 miles)

An impressive Georgian house with versatile accommodation, a detached 2 bedroom cottage and grounds amounting to 5.7 acres.

- NO ONWARD CHAIN
- Grade II Listed
- Beautifully maintained gardens & orchard
- Outbuildings and stable block
- EPC - F
- Handsome Georgian house
- Detached two bedroom cottage
- Land amounting to 5.7 acres
- Freehold
- Council tax band - F

Guide Price £1,150,000

Stags Exeter

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SITUATION

This handsome Georgian house occupies a prominent position in the village of Lapford, whilst still benefitting from the wonderful south-facing rural views over the surrounding countryside. The village of Lapford offers a good range of amenities, including an excellent village shop/garage, post office, pubs, primary school and pre-school. There is also a railway station on the Tarka Line between Barnstaple and Exeter. The market town of Crediton (10 miles) has a larger range of facilities including shopping, schooling and recreational amenities. The university and Cathedral City of Exeter lies some 17 miles away and has a wealth of facilities befitting a centre of its importance including excellent shopping, dining, theatre and recreational pursuits. There are two mainline railway stations at Exeter on the London Waterloo and Paddington lines, and Exeter International Airport is within easy reach.

DESCRIPTION

The property is set in 5.7 acres in a very private position with far-reaching views over the valley of the River Yeo. It was largely built in the 18th century by the then-owner of Lapford Mill, who had the wealth to expand the house to a design befitting a man of his position in the Georgian era. The house has two storeys with attics formerly used for domestic servant quarters and now converted to an en suite bedroom. It has mostly rendered and painted cob walls under a slate roof and is also Grade II listed. It has retained many architectural features from its past including original joinery throughout the house, sash windows, several window seats, picture rails in many rooms, a flagstone floor in the rear hall and three inglenook fireplaces. The house, which more recently has been used as a much loved family home, has been adapted in the past to provide a variety of lettable accommodation including four en suite B&B rooms, a one-bed holiday cottage and a separate, two-bed cottage.

To the front and side of the property are beautifully maintained gardens, a cider orchard and paddocks.

LOWERFIELD HOUSE & COTTAGE

Upon entering the property, a wide entrance hallway provides access to the charming breakfast room with its beautifully curved bay window and inglenook fireplace. A secondary reception room with woodburner also leads from the entrance hallway. The farmhouse style kitchen with Aga is generously sized with ample storage and plenty of space for a large dining table and chairs in the centre of the room. There are two windows, one of which benefits from a pretty window seat below, looking out over the beautiful south-facing views. Leading from the kitchen is an inner hallway with a door to the front of the property and French doors to the walled garden. It also provides access to a conveniently located downstairs shower room and WC. The final destination of this hallway is a grand triple aspect room, with an abundance of natural light and pretty views. This versatile room is rich in history having previously been used as a dining hall, snooker room and music room. Leading from the kitchen, there is further ground floor WC and a secondary staircase up to the first floor, and an inner hallway leading through to the rear of the property. Accessed from this hallway is a cosy snug library. There is an interconnecting door leading through to the holiday cottage and French doors that open into a large conservatory, which has a glazed roof and a beautiful outlook over the walled garden and westerly facing terrace and pond. A further inner hallway leads to a utility room with sink, and an impressive working lift with traditional pull across gates. At the rear of the property there is a secondary kitchen with side access.

The first floor of the main house contains five double bedrooms, four of which benefit from their own en-suites and one of which provides access through to the holiday cottage providing a further 2 double bedrooms and stairs leading down to the rear ground floor kitchen. A further attic room/double bedroom is found within the former servants' quarters on the second floor, which also benefits from its own en-suite. This floor has an additional room currently used as a study, and a useful level entrance to the loft.





THE STABLES - DETACHED COTTAGE

Branching off from the main driveway there is an area separate from the main residence, with its own courtyard and stable block. One of these stables has been converted into a charming 2-bedroom self-contained accommodation (The Stables) which provides an additional lettings income. There is potential to convert the other stable in the same way, subject to relevant consents, potentially providing further lettings income.

This is an incredible opportunity to own an extensive and flexible accommodation, with opportunities for further development and income generation potential.

GARDENS & LAND

The approach drive to Lowerfield House leads to a parking area in front of the house with space for several cars. Below the parking area is a flat lawn partly fringed by flower and shrub borders and a paved seating area in one corner. Behind the stable block and beside the house is a high-walled area encompassing the kitchen orchard and vegetable garden with a polytunnel, plus a sheltered garden incorporating a raised terrace, several shaded seating areas and two ponds.

Behind the house are two courtyards. The closest is cobbled with a separate boiler room/workshop. The other contains a lawn and various period outbuildings including a room housing the property's well that supplies the WCs and garden watering system. Stretching eastwards beyond the drive are five paddocks supplied by well water and bound by stock-proof fencing. One currently serves as a poultry run and another contains a timber stable block.

Below the house are a cider apple orchard and an area of broadleaf woodland. In all about 5.7 acres (2.31 hectares).

SERVICES

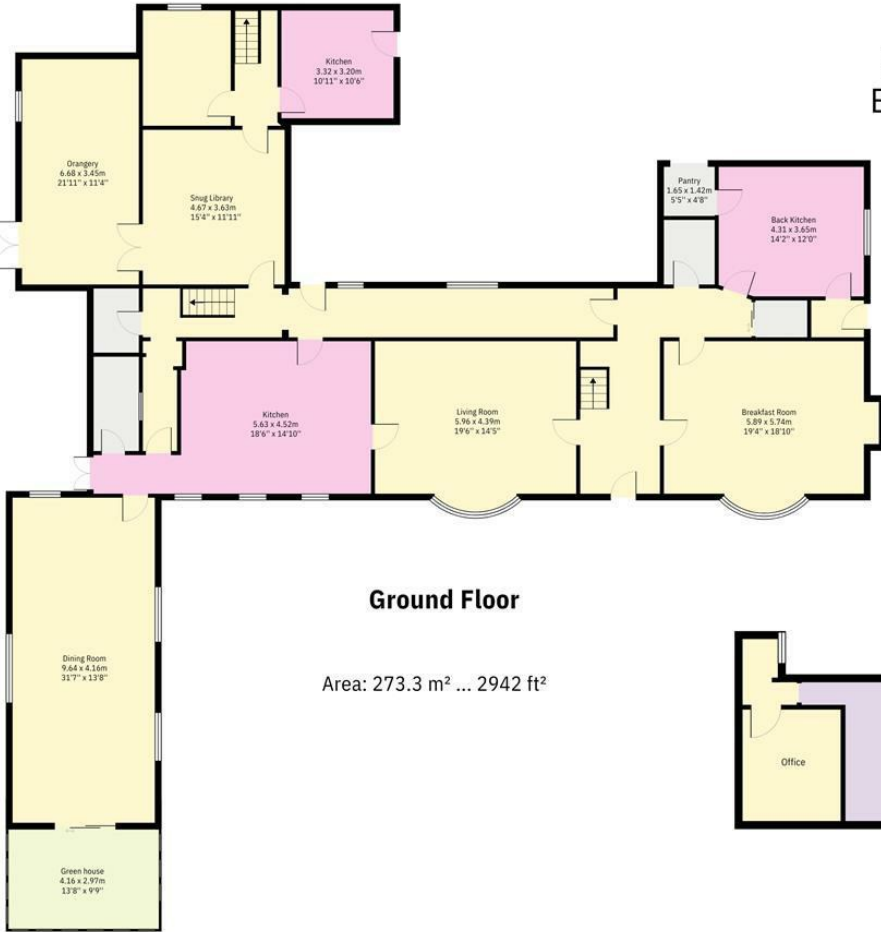
Mains water, electricity and drainage. Ground source heat pump heating. Photovoltaic panels.
Well water for WCs and garden watering system.
Economy 7 electric AGA.

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 right and at the end of the lane take another right turn over the bridge and into the village. After a short distance the property will be on your right.

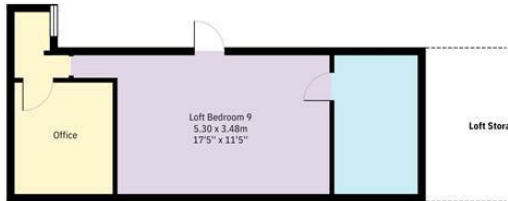
What3words - icebergs.accented.ears

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Lapford
Crediton
EX17 6PU



Ground Floor

Area: 273.3 m² ... 2942 ft²



Loft



First Floor

Area: 187.9 m² ... 2022 ft²

This Floor Plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements are approximate and should be used as so by prospective purchasers. No responsibility will be taken for errors, omission or mis-statement.



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			<div>65</div> <div>40</div>
(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 