



## **Odin Hillside, Crediton, EX17 6QL**

**Price Guide £275,000**

Odin Cottage is a recently renovated and most attractive MID TERRACE CHARACTER COTTAGE situated on the outskirts of Lapford. Completed to an exceptionally high standard, this spacious TWO BEDROOM accommodation offers a good sized SITTING ROOM/DINING AREA, a stunning MODERN KITCHEN with UTILITY AREA and a FIRST FLOOR BATHROOM with OFF-ROAD PARKING and a GOOD SIZED ENCLOSED REAR GARDEN

## SITUATION

Odin Cottage is situated in the rural village of Lapford, which offers local village amenities including a shop/store, primary school, garage and a pub. Crediton, seven miles to the south-east, offers a wider range of facilities and amenities including a good range of shops and two supermarkets, banks, restaurants, tennis courts, Leisure Centre etc. The university city of Exeter, approximately 17 miles, offers the comprehensive range of shopping, educational and recreational amenities and facilities one would expect from Devon's major centre. Exeter also provides a fast Inter-city rail link to London and the Midlands, with a branch line connection from Lapford, an International airport and gives access to the M5 motorway.

## DESCRIPTION

Odin Cottage is a recently renovated and most attractive MID TERRACE CHARACTER COTTAGE situated on the outskirts of Lapford. The property is of traditional stone and cob construction under a slate roof with rendered and colour washed elevations and uPVC double glazed windows and doors throughout. The Cottage has been renovated to an exceptionally high standard by the current owner, whilst still benefitting from some original period features one would expect from a property of this style and period including a beamed ceiling in the Sitting Room, whilst modern additions include underfloor heating in the Kitchen and Bathroom. This spacious TWO BEDROOM accommodation offers a good sized SITTING ROOM/DINING AREA, a stunning MODERN KITCHEN with UTILITY AREA and a FIRST FLOOR BATHROOM with OFF-ROAD PARKING and a GOOD SIZED ELEVATED AND REAR GARDEN

## ENTRANCE

From the parking area, 3 slate flagstone steps lead up to a covered

## STORM PORCH

With outside light and step leading to the fully glazed wood effect Front Door with inset glass light opening and leading into the

## ENTRANCE HALL

With doorway through to the Sitting Room and finished with tiled floor, wall mounted light and smoke alarm.

## SITTING / DINING ROOM

A good sized dual aspect Sitting / Dining Room with two windows to the front overlooking the parking area with deep display sills and window seats and in one corner a cupboard houses the electric meters and fusebox. The Sitting Room benefits from traditional beamed ceiling and a recessed character display niche to one side, whilst on one side is an

attractive wall mounted vertical radiator and in one corner stairs lead to the First Floor Landing, with attractive recessed display shelving on one side. Sitting Room is finished with wall mounted lights, TV and telephone points, smoke alarm, In one corner is the Dining Area with wall mounted lights and laminate floor and allowing space and seating for at least 6 - 8 people, with a further wall mounted vertical radiator at one end, whilst at the rear of the room a small step with tiled flooring leads past a door opening into a useful built-in storage cupboard, whilst at one end a further step leads up to

## KITCHEN

A beautifully fitted Kitchen with a range of matching grey shaker style units to three sides under a marble effect work surface with tiled splashbacks, including and incorporating a Belfast sink with mixer tap over and integrated dishwasher below, set below a large velux roof light allowing lots of lovely natural light into the Kitchen. On one side is a 'Lamona' four ring inset electric hob with stainless steel splashback and matching extractor hood over with wall cupboards to one side. Whilst on one wall is a range of useful built in pantry style cupboards housing a 'Lamona' built in single electric oven and grill with built in cupboards over and below. On one side a slate flagstone step leads up to a fully glazed uPVC door opening out to the Garden. Kitchen is finished with underfloor heating, tiled floor, smoke alarm and a track of four stainless steel spotlights. At one end, a three quarter partition wall with two further slate flagstone steps to one side lead up to the

## UTILITY AREA

Again a beautifully fitted and good sized Utility Area with a lovely large Velux roof light providing lots of natural light and fitted with a range of matching grey shaker style units fitted to two sides with a built in fridge/freezer on one side and space and plumbing for a washing machine, whilst in one corner is a 'Strom' boiler providing domestic hot water, with thermostatic underfloor heating control to one side. Utility Area is finished with tiled floor and a track of two ceiling spotlights.

Returning to the Sitting Room, stairs in one corner lead up to the

## FIRST FLOOR LANDING

Turning stairs lead to a slight split level First Floor Landing with doors off to all principal rooms, hatch to roof space, inset ceiling downlighters, smoke alarm and thermostatic controls for the underfloor heating in the Bathroom and the pressurised hot water system in the loft.

## BEDROOM 1

A good sized double Bedroom with uPVC double glazed window to the front with deep display sill and

radiator below, whilst in one corner a bulkhead provides a useful built in display shelving area. Bedroom is finished with central ceiling light, single ceiling beam and two inset ceiling downlighters.

## **BEDROOM 2**

Another good sized double Bedroom with uPVC double glazed window to the front overlooking the parking area and deep display sill, with radiator below, central ceiling light.

## **BATHROOM**

With partially tiled walls and matching white suite comprising a walk in shower cubicle with slate floor and a mains fed shower with built in body jets and stainless steel rainfall shower head over, built in 'floating' shelves at one end and sliding shower door to one side; low level WC and useful built in low lying shelf to one side. At one end is a built in plinth with slate top and a counter-top hand wash basin with stainless steel waterfall mixer tap, LED light mirror over and shaver point to one side, set below an obscure uPVC double glazed window to one side with deep display sill. Bathroom is finished with wall mounted towel rail, extractor fan, inset ceiling downlighting and underfloor heating.

## **OUTSIDE**

From the road, a low level stone wall and wooden folding gate allows access to a gravel parking area allowing parking for one car and gives access to the Storm Porch. On one side is a useful raised bedding area and a low step running around the front of the property, there is also an outside tap and a 32 amp supply for charging an electric vehicle. At the rear of the property, a uPVC door leads out from the Kitchen up several slate flagstone turning steps, with outside tap to one side, onto a further wider flagstone paved walkway and paved area leading to a hidden gem of a Rear Garden, with a raised timber deck to one side creating a lovely summer seating area. Beyond the timber decked area is an area of level lawn with mature shrubs at one end, whilst on one side is a further raised gravel area which could be used as an additional seating area or create a lovely site for flowerpots and planters. Two further raised gravel areas on one side give access to a useful wooden garden shed and a further large aluminium storage shed at one end. The garden is bordered by mature trees and shrubs to one side whilst on the other side is decorative wooden and featherboard fencing.

## **SERVICES**

Mains electricity, mains water and mains drainage. Underfloor Heating in Kitchen and Bathroom. Electric Boiler provides Central Heating. Telephone connected subject to BT regulations.

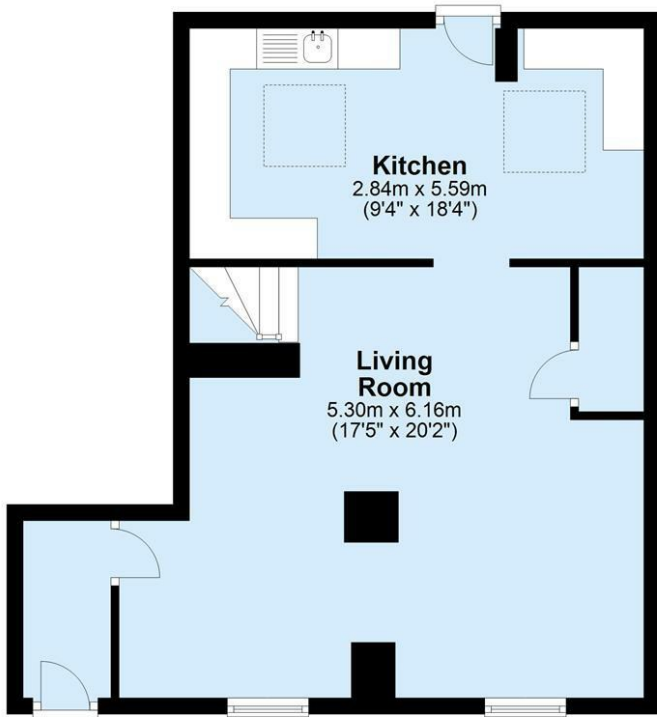
## **VIEWINGS**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

# Floor Plan

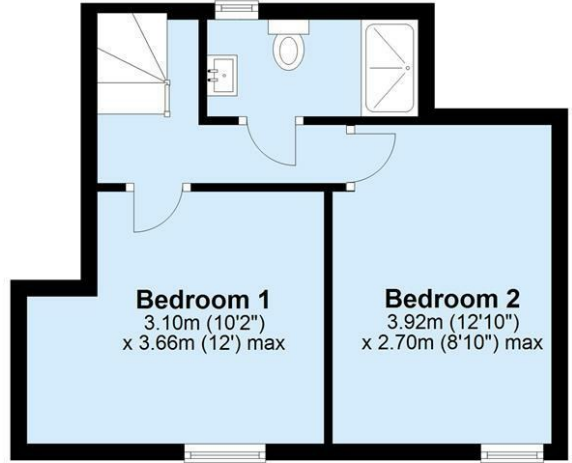
## Ground Floor

Approx. 49.4 sq. metres (532.3 sq. feet)



## First Floor

Approx. 28.6 sq. metres (307.8 sq. feet)

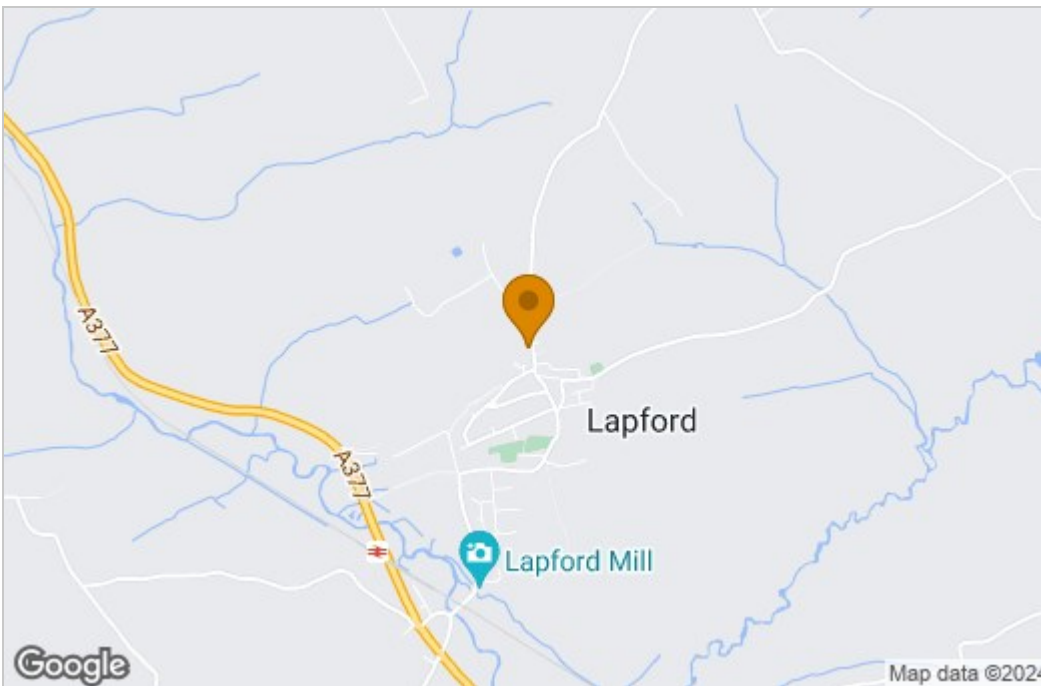


Total area: approx. 78.0 sq. metres (840.0 sq. feet)

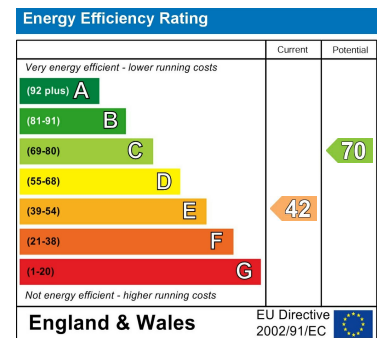
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Plan produced using PlanUp.

## Odin, Devon, Lapford

# Area Map



# Energy Efficiency Graph



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