



**65 Highfield Close, Lapford, EX17 6PS**

Guide Price **£360,000**

# 65 Highfield Close

Lapford, Crediton

- Detached 3 bedroom bungalow in popular village cul-de-sac
- Stunning 2025 rear extension creating a true wow factor
- Large kitchen, dining and living space overlooking garden and views
- Separate snug or study, ideal for home working or retreat
- Up to date throughout and ready to move straight into
- Living / family room with woodburner
- Excellent gardens to front and rear with great privacy
- Insulated garden room or home office
- Garage and off road parking for two vehicles
- Oil central heating and double glazing

Highfield is an established and popular development of mainly bungalows, occupying an elevated and central position within the village. Lapford is well regarded for its strong sense of community and practical amenities, including a village pub, shop and petrol station, primary school, and both bus and rail links on the Tarka Line, making it an excellent base for commuting while retaining a rural village feel.

Number 65 is tucked behind a mature hedge to the front which creates a sense of privacy and allows the front garden to be genuinely usable, something that is often overlooked but hugely appreciated day to day.





The property itself is detached and has been exceptionally well cared for, with the real transformation coming in 2024/25 when the owners added a substantial rear extension. Not only did the footprint grow but the roof was also overhauled with new felt/battens/tiles and all the fascias and soffits were replaced too. At the same time, cavity wall insulation and additional loft insulation were added making it much more efficient than the original build. This has completely elevated the house, creating a genuine wow factor and dramatically enhancing both the space and the natural light. The extension forms a superb kitchen, dining and living room, perfectly positioned to take in views over the garden and beyond, with wide glazing that draws the outside in and a cosy wood burner which makes this the heart of the home. The kitchen is a beautiful Howdens installation with solid quartz worktops, excellent storage and clever design touches throughout, including a truly envy inducing corner larder. There is ample space for a large dining table and comfortable seating, making this a room that works just as well for everyday family life as it does for hosting friends. Complementing this space is a separate snug or study or even a fourth bedroom, or ideal as a quieter retreat, home office or playroom.



The original accommodation is up to date too with oil fired central heating and double glazing throughout, making the property warm and comfortable year round. The former kitchen has been transformed into a modern utility room with a door to outside and there's even an external hot water dog/boot shower on hand too! The bedrooms are all good sized doubles, with the main bedroom featuring wall paneling and plenty of room for substantial furniture. The bathroom is fully tiled, with a separate WC adding everyday practicality, and there is excellent built in storage throughout the bungalow.

Outside, a widened driveway provides off road parking for two vehicles, with additional space available on the road nearby. The garage has an up and over door plus a pedestrian side door. The front garden is arranged into two zones, with a generous lawn of approximately 8m by 8m screened by the hedge, alongside raised beds that are perfect for growing vegetables or soft fruit. To the side of the bungalow is access to a patio area and the new porch, then through to a lawned garden with graveled section and a wood store. There is an insulated garden room with power, perfect for working from home, hobbies or overflow accommodation.

#### Agents' Notes:

##### Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

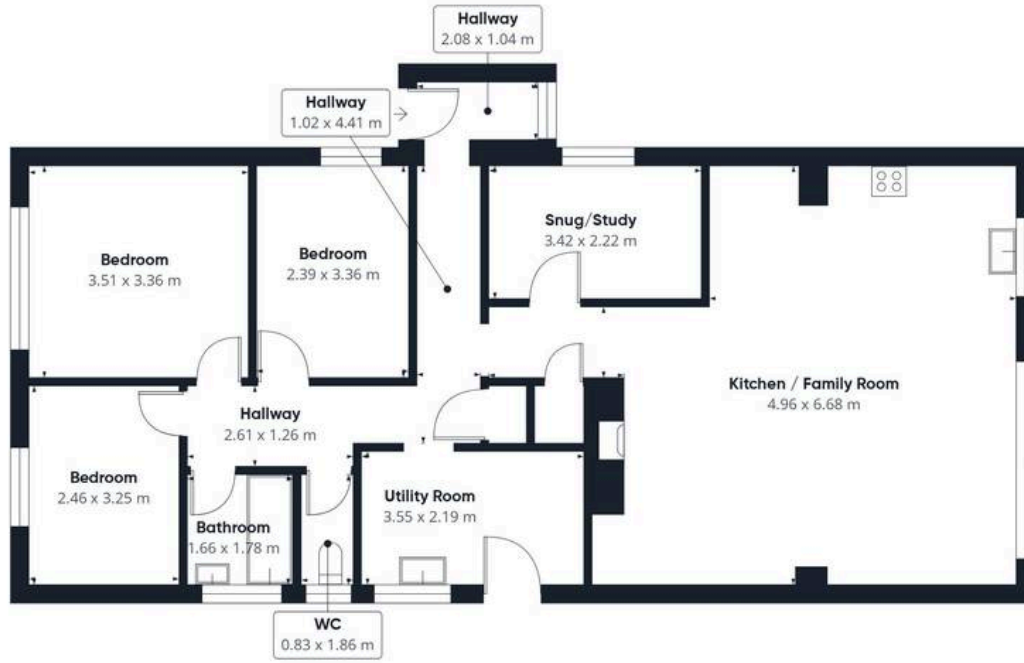
##### Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

##### Virtual Staging:

Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.





Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
115.8 m<sup>2</sup>



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



### Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1970's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil central heating and wood burner

Listed: No

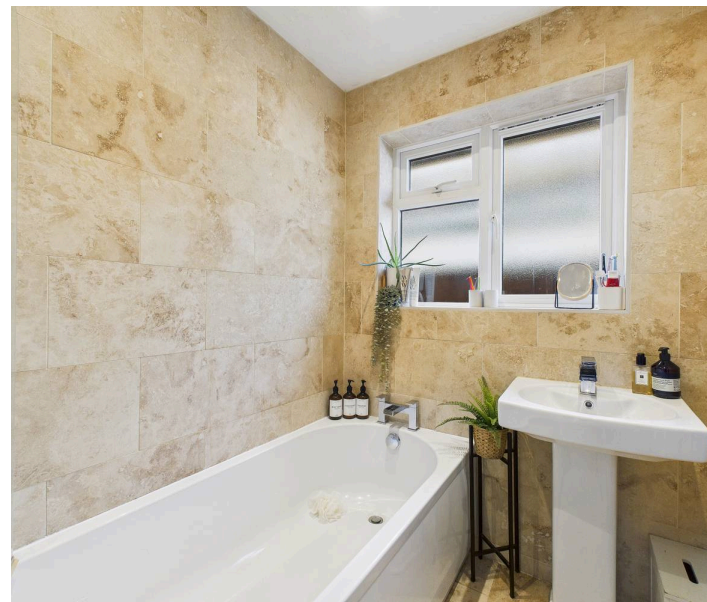
Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 6PS and the What3Words address is [///procures.arranged.slack](https://www.what3words.com/procures.arranged.slack)

but if you want the traditional directions, please read on.

From the A377 at Lapford Cross, proceed over the river and railway bridges and up the hill into Lapford. As you bear around a sharp right hand bend, Highfield will be found next on your right. Go into Highfield and take the first turning on your right into a cul-de-sac and No 65 will be found on your right.





## Helmores

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