



The Hollies



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Lapford, CREDITON, EX17 6PU

Exeter City Centre (17 miles), Lapford Station (0.4), Exeter Mainline (16 miles), South Molton (18 miles)

Immaculate 4 bedroom bungalow in sought after village within a private and secluded location with flexible layout options for multi generational living.

- Immaculate bungalow
- Peaceful and secluded location
- Conservatory
- Garage and outbuildings
- No onward chain
- Flexible living arrangements
- Sought after village
- EPC Band E (53)
- Council Tax Band: F
- Freehold

Guide Price £650,000

SITUATION

Set amidst the rolling Mid Devon countryside, Lapford is a quintessential rural village with an active and engaged local community. Enjoying an elevated position above the River Yeo, it benefits from excellent connectivity, with the A377 close by and a local station on the Tarka Line providing direct links to Exeter, Barnstaple and wider transport networks.

The village offers an excellent range of everyday amenities for its size, including a well-regarded primary school, village shop and post office, a thriving monthly market held at the Victory Hall, and the much-loved 16th-century Coaching Inn which acts as a welcoming hub for the community. For those who enjoy the outdoors, the surrounding countryside provides ample opportunities for scenic walks, woodland trails and riverside exploration.

DESCRIPTION

Built in 1989 of brick and block construction with a concrete tile roof, The Hollies is an immaculate 4 bedroom bungalow. The living spaces are generous and benefit from a conservatory, dining room and sitting room. There is a utility room and cloakroom off the kitchen to the rear, with access to the garden. The principle bedroom has an ensuite shower room and there is a family bathroom to service the other bedrooms. The vendors have fitted units and a sink with connections for a washing machine and dryer to create a laundry room in bedroom four, however, it could easily be returned to accommodation by the new purchaser if required. Additionally, there is a barn which lends itself to various uses including an office or home gym. There is also a good sized integrated garage.



ACCOMMODATION

Having recently undergone a period of updating and improvement by the current vendors to create a lovely family home with stunning views over nearby countryside. Upon entering the property, a welcoming entrance hall sets the tone for the well-proportioned accommodation beyond. To the left, an elegant triple-aspect sitting room is bathed in natural light, with far-reaching views over the surrounding landscape. A charming wood-burning stove provides a cosy focal point, creating a warm and inviting atmosphere.

Proceeding along the hallway, the property opens into a stylish and contemporary kitchen, thoughtfully fitted with a comprehensive range of base, wall and drawer units, complemented by integrated appliances including twin ovens and a refrigerator. A door leads through to a practical utility room, offering additional storage, a sink unit, and direct access to the garden. A conveniently located cloakroom with W.C. and wash hand basin serves this part of the house. Opposite the kitchen lies a beautifully presented dining room, ideal for both everyday living and entertaining. A sliding door opens into a delightful conservatory, perfectly positioned to enjoy views across the garden and the rolling countryside beyond.

OUTSIDE

The Hollies sits in an attractive plot measuring around 1.1 acres in total. From the road, a gravelled driveway proving ample parking leading to a large integral garage /workshop with power and light. Opposite there are steps leading down to lovely informal grounds with wild flowers, open grass areas and woodland with pathways through. At the rear of The Hollies is an area of garden that has been landscaped for ease of maintenance. The Barn is a short walk from the house and is a very useful detached building currently used as a workshop that has been divided in to two rooms. Fully insulated with windows, power and plumbing, including a W.C it could be used as an annex for a dependent relative or as an office. Nearby steps lead to a lovely gravelled seating area overlooking the grounds and nearby fields.

SERVICES

Mains: Drainage, electricity, water (metered)
Heating: Oil Central Heating (installed 1990)
Broadband: Full Fibre
EE, Three, O2 and Vodafone mobile network likely available (Ofcom)
Standard, Superfast and Ultrafast broadband available (Ofcom)

DIRECTIONS

[what3words:///campus.tilt.dude](https://www.what3words.com/campus.tilt.dude)



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.



Approximate Area = 1797 sq ft / 166.9 sq m (excludes garage)
 Garage = 272 sq ft / 25.2 sq m
 Outbuilding = 382 sq ft / 35.4 sq m
 Total = 2179 sq ft / 227.6 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © rcheccom 2026. Produced for Stags - REF: 1448460



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202