

KELLAND HOUSE

Lapford, Devon



A BEAUTIFULLY PRESENTED, ELEGANT, LISTED VICTORIAN HOUSE

With an annexe, barn and extensive landscaped gardens, pasture paddock
and outbuildings in a peaceful, rural setting

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Utility room | Cloakroom | Gym

First Floor: Bedroom/shower room suite | Four further bedrooms and shower room | Family bathroom | Study

Annexe: Hall | Sitting room | Kitchen | Two bedrooms | Bathroom

Outside: Double garage | Barn with workshop and stores | Field barn and stables | Outbuilding
Gardens including vegetable and fruit gardens and pond | Orchard | Pasture paddock | Copse

In all about 3.48 acres

Distances: Crediton 8 miles, Okehampton 13 miles, Exeter 17 miles, Tiverton 19 miles
Barnstaple 25 miles, Tiverton Parkway Station and M5 (Junction 27) 27 miles
(All distances are approximate)

Guide price: £000,000

SITUATION

Kelland House is situated on Kelland Hill, a small country lane surrounded by the rolling countryside of Mid Devon, about a mile from the large village of Lapford, above the River Yeo valley, close to its junction with the beautiful River Taw.

The village has an active community and includes a pub, primary school, church, village hall and petrol station. More extensive facilities are available in the nearby towns of Crediton and Okehampton, including supermarkets, leisure centres and secondary schools. The university and cathedral city of Exeter provides a comprehensive selection of cultural, shopping, leisure and sporting facilities. There are golf courses at Chulmleigh, Crediton and Libbaton.

Kelland House falls within the catchment area for Chulmleigh College and St Thomas of Canterbury primary. Other Schools close by include West Buckland, Blundell's in Tiverton and Exeter School and Maynard School for girls in Exeter.

Lapford is about equidistant between the National Parks of Exmoor and Dartmoor, both renowned for their spectacular scenery and excellent opportunities for walking, riding, fishing etc. There is salmon and sea trout fishing to be had on the River Taw.

Within easy reach, along the A377 to the north, is Barnstaple and the glorious North Devon coast with its sandy surf beaches.

In the village is a station on the 'Tarka Line' with branchline services to Barnstaple and Exeter. There is access along the A377, via Crediton, to Exeter where there are stations with mainline connections to London (Paddington and Waterloo) and an airport. There is access onto the M5 motorway at Junction 27 of the M5, beyond Tiverton, beside which is Tiverton Parkway Station providing fast mainline services to London Paddington.



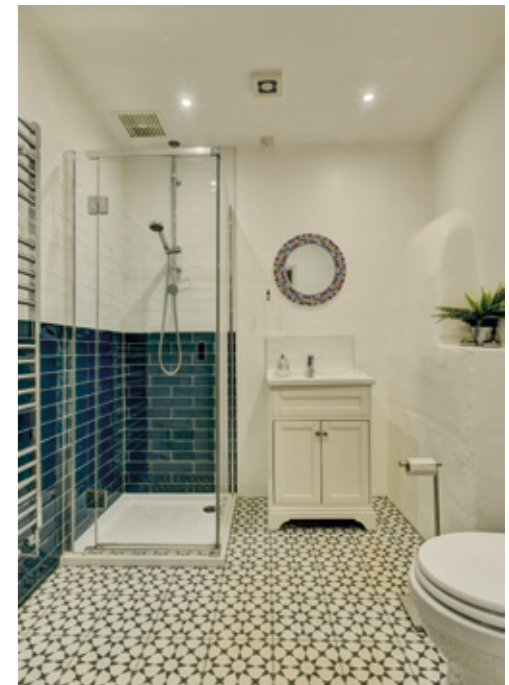
THE PROPERTY

Kelland House is a fine country property situated off a quiet country road and Listed as being of architectural or historical interest, Grade II. It is stated as having 16th or 17th century origins, but re-built circa 1840 to 1850.

The current house, being of essentially early Victorian origin, benefits from the well-proportioned, high-ceilinged rooms typical of the architectural period, with many original features such as sash windows and shutters, decorative cornicing, picture rails and attractive fireplaces.

In recent years the house has been thoroughly renovated and refurbished and now provides stylishly and immaculately presented, spacious, family accommodation within the beautifully landscaped gardens and grounds.

Either side of the impressive entrance hall with exposed boarded flooring are the drawing room with fitted bookcases and cupboards either side of the fireplace and French doors to the terrace and gardens, and the dining room with exposed boarded flooring and woodburner.

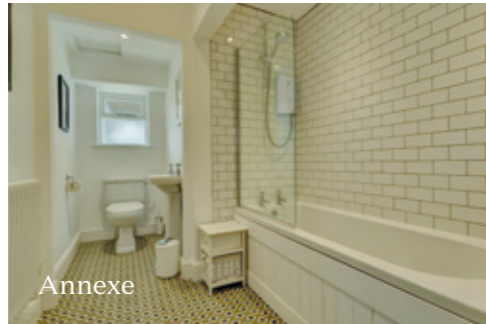




On the other side of the rear hallway is the delightful, large, farmhouse kitchen/breakfast room with fitted kitchen and Inglenook fireplace with woodburner.

The attractive turned staircase with carved spindles and curving handrail rises to the first floor which offers five bedrooms. With separate access into a hall is the self-contained three bedroom annexe, which could equally be incorporated into the main house, if desired. The annexe has been ran as a successful holiday let in the past.

Adjoining the house is a large stone and cob rendered barn incorporating the gym and a range of storage rooms and areas on two floors. This building may have potential for conversion for a number of alternative uses, subject to the necessary planning consent.



The entrance driveway between stone pillars leads into the broad gravel sweep and forecourt encompassed by the L shape of the house with the entrance porch canopy with Doric columns and the double garage adjoining the house. A separate rear driveway leads past the barn and on to the partly open fronted outbuilding.

To the rear of the house, steps rise to a terrace area fringed by plant borders and with a pergola. Essentially to the north of the house are the extensive, landscaped gardens with sweeping lawns, a plethora of mature ornamental trees and a delightful wildlife pond and sitting areas. To the rear of the house are the vegetable garden with raised beds and potting shed, fruit garden and orchard area. Within this part of the grounds is a bank of solar panels.

Adjoining the gardens is a pasture paddock with a field shelter and incorporating the timber framed and clad field barn with hayloft and stables. To one side of the paddock a copse area has been planted.





Approximate Gross Internal Area
9250 sq ft - 859 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Biomass wood pellet boiler and solar panels.

Local Authority: Mid Devon District Council: 01884 255255

EPC: E

Council Tax: Band G

Directions: EX17 6AG

Additional Income: Circa £3,000 per year income from FiT on the solar until 2036, also 4kW battery and solar thermal.



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