Popes Well House, Popes Lane, Lapford, EX17 6PW

Guide Price **£450,000**

Popes Well House

Popes Lane, Lapford

- Modern individual detached home
- 5 Double bedrooms
- 2 Ensuite bathrooms
- Presented over 3 storeys
- Enclosed landscaped garden
- Plentiful parking
- Countryside Views
- Air-Source heating
- Popular village location
- Close to amenities & train

Tucked away on a quiet no-through lane on the edge of the popular village of Lapford, this spacious five-bedroom family home offers flexible accommodation across three floors, generous parking, a beautifully landscaped garden and an energy-efficient air source heat pump heating system. Within walking distance of the village shop, primary school, train station and village amenities, it's perfectly placed for family life while enjoying a peaceful setting.

The welcoming entrance hall includes a useful cloak cupboard and downstairs WC, leading through to the heart of the home. The kitchen is fitted with cream gloss units, wood-effect worktops and quality NEFF appliances including a double oven and four-ring ceramic hob, there is also an integrated Bosch dishwasher. There is plenty of space for a family dining table, while stone flooring and underfloor heating add both style and comfort.

The spacious lounge is filled with natural light and opens directly onto the rear decked terrace, creating an ideal space for entertaining or relaxing. A built-in gas barbecue is included, making summer gatherings even easier. The former garage has been thoughtfully converted to provide a versatile additional reception room, currently used as a dining room, with an adjoining utility room offering excellent storage, space for laundry appliances and a warm airing area. This flexible space could equally suit a home office, playroom, snug or even a ground floor bedroom if required.

Outside, the rear garden has been landscaped over two levels to create attractive and practical outdoor living spaces. A decked seating area leads up to a lawn with paved borders, while two powered outbuildings provide excellent storage, workshop space or hobbies rooms. Side access is available on both sides of the property, with one gated directly onto the lane.

The first floor offers four well-proportioned bedrooms, including a generous principal bedroom with three windows, a modern ensuite shower room and plenty of natural light. Three further bedrooms are served by a contemporary family bathroom with a P-shaped bath and shower over. One of these rooms is currently used as a home office and enjoys lovely countryside views.

The second floor provides a superb guest suite or principal bedroom alternative, complete with Velux windows, a walk-in eaves wardrobe, additional storage and its own ensuite shower room.

The home benefits from an air source heat pump providing efficient all-electric heating, with underfloor heating throughout most of the ground floor and radiators serving the converted reception room. uPVC double glazing is fitted throughout, with mains water and drainage connected.

To the front, there is extensive off-road parking for several vehicles, making this an ideal choice for growing families or anyone needing space for multiple cars.

Offering generous living space, flexible accommodation, modern energy-efficient heating and a fantastic village location with excellent transport links to Exeter and Barnstaple, this is a wonderful family home ready to enjoy for years to come.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2026/27 - £3,215.24

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Air-source heating (underfloor to the ground floor)

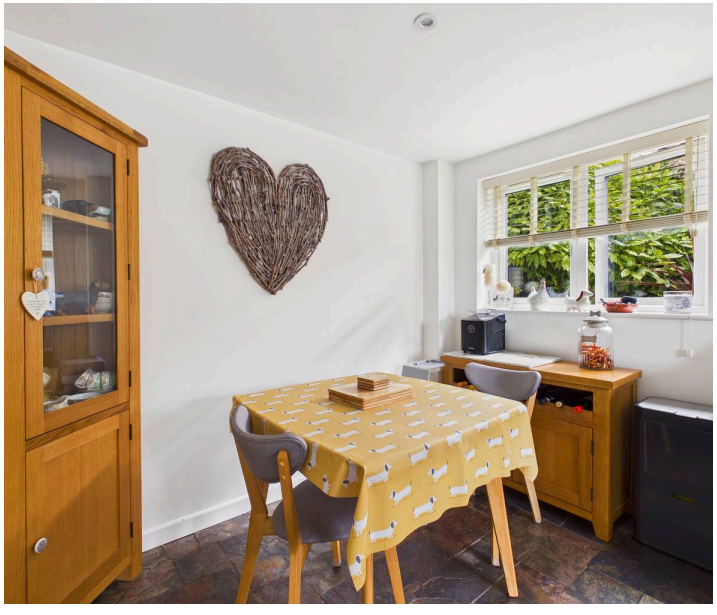
Construction: Standard

Listed: No

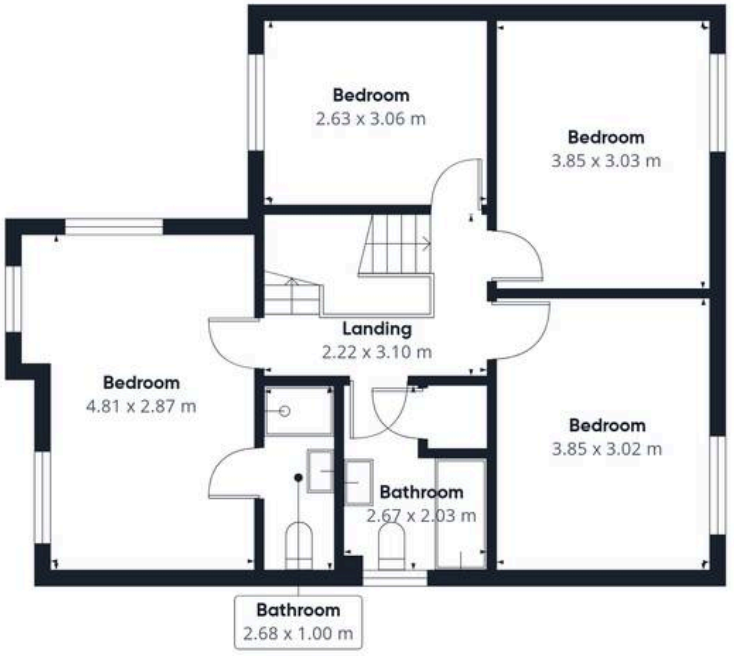
Conservation Area: No

Tenure: Freehold

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.



Floor 0



Floor 1

Floor 2

HELMORES

Approximate total area(1)

144 m²

Reduced headroom

7 m²

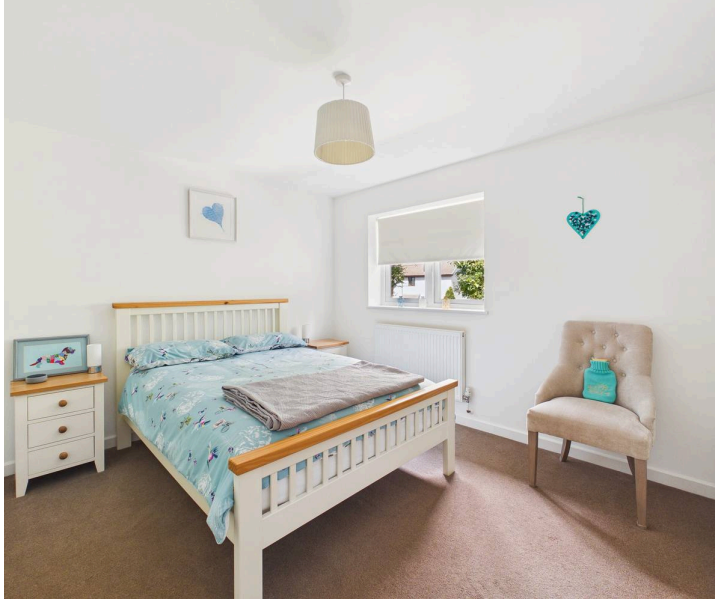
(1) Excluding balconies and terraces

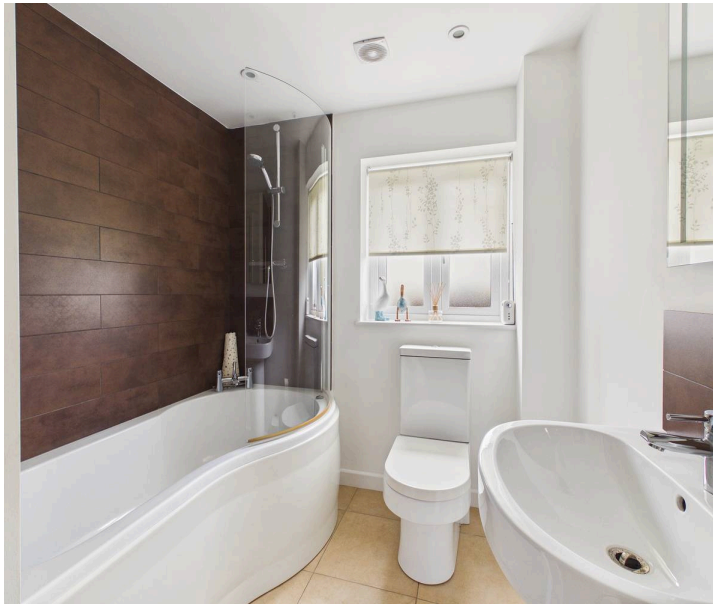
Reduced headroom

Below 1.5 m

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

GIRAFFE360





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.

Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

DIRECTIONS

From the A377 take the road up into the village. At the top of the hill instead of going around the sharp right bend, head straight up Popes Lane and the property an be found just along to the right.

For Sat Nav: EX17 6PW

What3Words: ///flattered.outfitter.solids

Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.