



## Snowdrop Cottage, Lapford, EX17 6PZ

Guide Price £185,000

# Snowdrop Cottage

Lapford, Crediton

- Pretty thatched cottage in popular village location
- Period features
- Good sized rear garden
- Two bedrooms
- Bespoke kitchen
- Easy access to rail and pub
- Rethatched in 2021
- No onward chain!

A Grade II listed thatched cottage in the heart of Lapford, offering the character of a traditional Mid Devon home with gardens, village amenities and transport links all within easy reach. The property enjoys a convenient position close to the village centre. The local pub, shop facilities and train station are all within walking distance, providing a balance of countryside living with practical everyday connections. The cottage is built of cob with a traditional thatched roof and retains many of the features expected from a home of this period.

Inside, the ground floor includes a welcoming living room, kitchen, rear hall and shower room. Upstairs are two bedrooms, offering a straightforward layout suited to a variety of buyers looking for a smaller period home. A bespoke kitchen has been sympathetically added to create a lovely space.

Outside, a cobbled pathway leads to the front door, through a well-established front garden with a variety of planting that creates privacy from the village road.





The rear garden continues the cottage feel, with a lawned area, mature planting and a paved pathway. A right of way runs across the end of the garden, although this also provides the useful benefit of rear access without needing to pass through the house. The property is being sold with no onward chain.

Overall, this is an opportunity to acquire a traditional Devon cottage in a well-connected village setting. With its thatched roof, cob construction and established garden, it offers the chance to create a home with plenty of character in a thriving community.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2026/27 - £2046.06

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Electric

Construction: Cob/Stone

Listed: Grade II

Conservation Area: Yes

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.



**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.

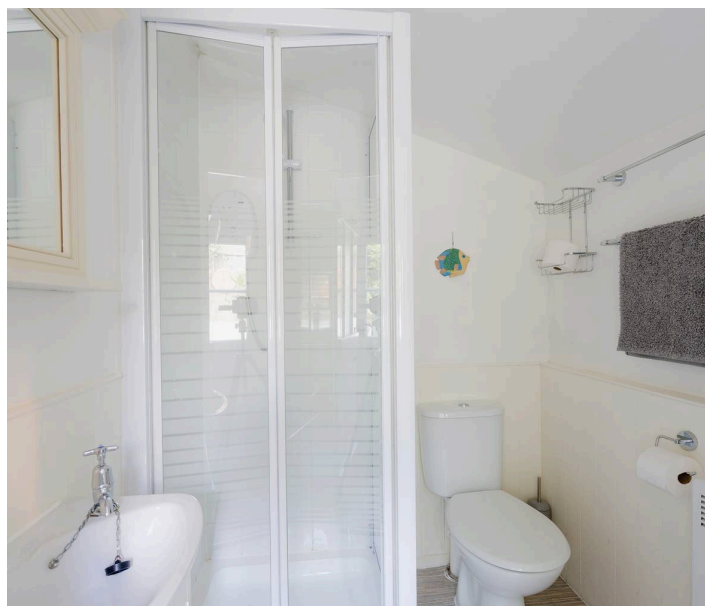
**Virtual Staging:**

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 Crediton take the A377 in a Westerly direction, go through Copplestone and Morchard Road. Upon reaching Lapford, take a right turn before the garage and continue up the hill, take a sharp right bend and then the cottage can be found along to the left.

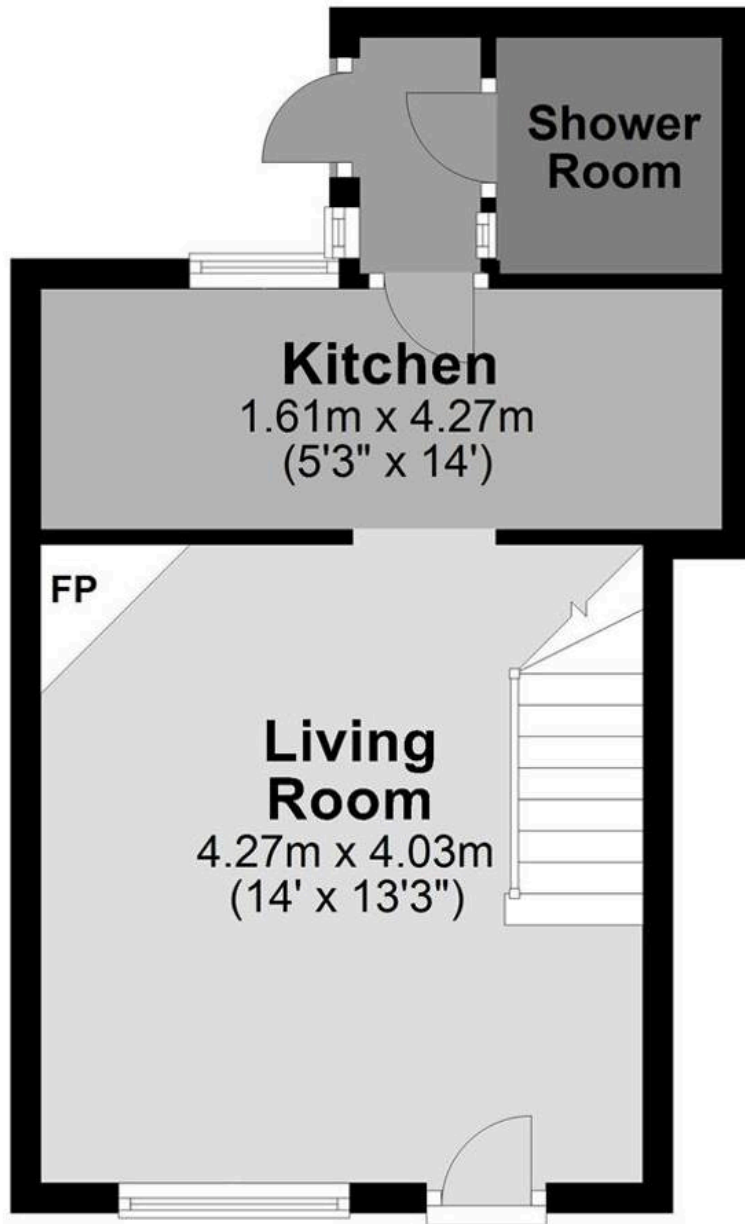
For Sat Nav: EX17 6PZ

What3Words: ///glory.handbags.avoiding



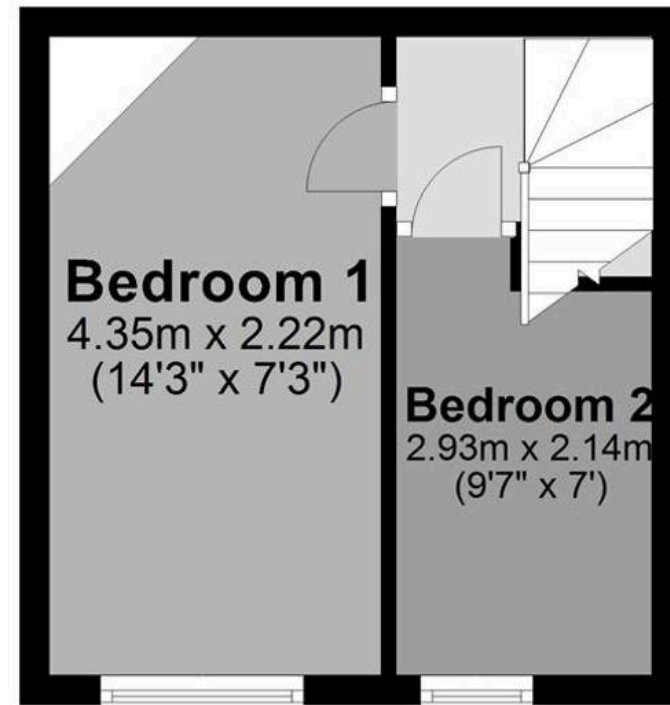
## Ground Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



## First Floor

Approx. 16.5 sq. metres (177.7 sq. feet)



Total area: approx. 44.7 sq. metres (480.8 sq. feet)



## Helmores

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