



**10 Higher Ley, Nymet Rowland, EX17 6AJ**

Guide Price **£280,000**

# 10 Higher Ley

Nymet Rowland, Crediton

- Three bedroom semi-detached house
- Village setting in Nymet Rowland near Lapford
- Large front and rear gardens with generous plot size
- Living room and separate dining room with traditional layout
- Enjoying far reaching countryside views
- Kitchen and bathroom with scope to reconfigure
- In need of updating offering clear opportunity to improve
- Well built, solid home with excellent potential to extend (stp)
- South facing rear garden with panoramic views towards Dartmoor
- Ample off road parking and detached garage

Set on the edge of the small Mid Devon village of Nymet Rowland, close to Lapford with its railway station, bus links, pub, shop and primary school, 10 Higher Ley offers a rare opportunity to take a well built home and shape it into something truly special.

This is a classic ex local authority house, known for their solid construction and generous plots, and this one is no exception. While the property would benefit from updating, that's very much part of the appeal here. It offers a blank canvas with real scope to improve, extend and adapt as needs change over time.





The current layout is traditional, with a living room, separate dining room and kitchen on the ground floor, plus the kitchen and three bedrooms and a useful WC upstairs with the views getting even better from the first floor.

Outside is where this property really stands apart. The plot is larger than many, with both front and rear gardens offering space and flexibility. The rear garden faces south and enjoys an incredible panoramic outlook across open countryside, with Dartmoor visible on the horizon, a view that will be hard to tire of.

There is also ample off-road parking along with a detached garage, which, while in need of some repair, provides an established footprint that could be retained or repurposed.

Importantly, the size of the plot means there is genuine potential to extend to the side or rear, subject to the necessary consents, without compromising the garden space. That flexibility is increasingly hard to find.

Overall, this is not about what the house is now, but what it could become. A solid home, a standout plot and views that elevate it above the ordinary, this is a rare chance to create a long term home in a peaceful and well connected village setting.



Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Open fire

Construction: Block/brick

Listed: No

Conservation Area: No

Tenure: Freehold

Ex-local authority: Yes

**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.

### 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.

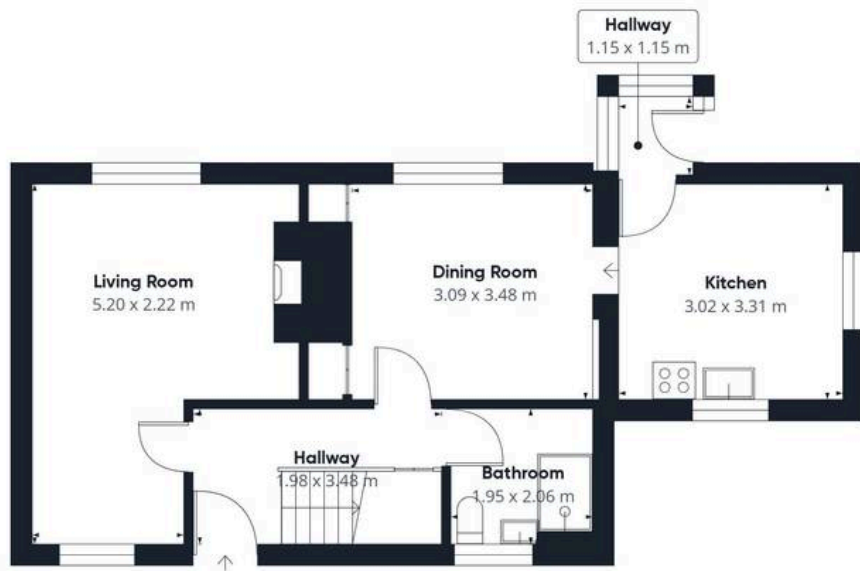
#### **Broadband & Mobile Coverage:**

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.

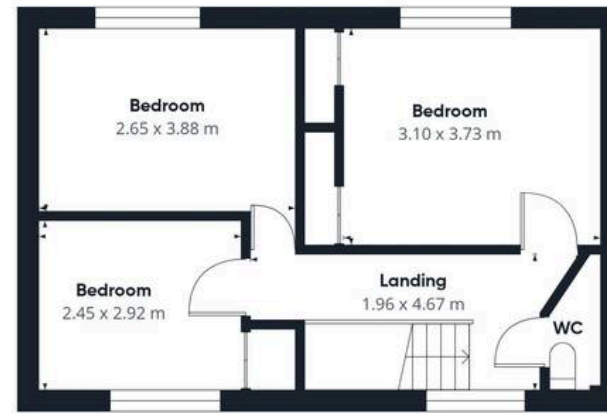
#### **Virtual Staging:**

Some images 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.

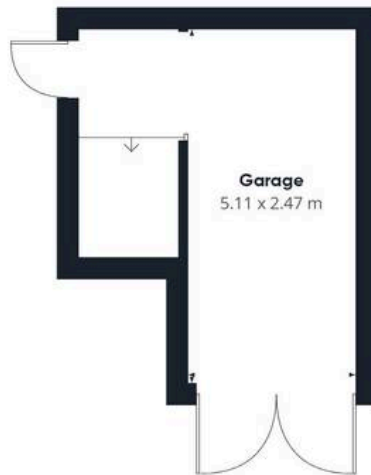




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

(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.

GIRAFFE360



### **Rights of Way:**

We're informed by the seller that the property [benefits from and is subject to rights of way for access to the drive and for the neighbour across the front. Buyers are advised to confirm details and legal status with their conveyancer.

### **Chain Status / Vacant Property:**

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

### **Executor's / Probate Sale:**

The property is being sold on behalf of an estate following a bereavement. The seller has limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.

### **Buyers Restriction:**

Some local authority houses have a local clause attached. We have not been informed of a clause in this case but your conveyancer should check.



**DIRECTIONS :** Please use EX17 6AJ for Sat-Nav and the What3words is [///squeaks.smelter.palettes](https://www.what3words.com/squeaks.smelter.palettes)

From the A377 at Lapford Cross, turn off as signed to Nymet Rowland. As you enter the village, the round takes a sharp left, continue for approx. 400m and the property will be found on the left (the last one in the row).



## Helmores

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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.