



The Furrows, Lapford, EX17 6QU

Guide Price £350,000

The Furrows

Lapford, Crediton

- Village Edge Detached Bungalow
- Fantastic views
- Generous garden of approximately ¼ acre
- All in great condition
- Extended 3 bed accommodation with future potential
- Living room, dining room, updated kitchen & shower room

Just outside the village of Lapford lies Popes Lane, a quiet little byway that once carried you straight into the village but today is mostly used from each end, except on foot, to reach the handful of homes along it. Lapford itself is a friendly and well-served Mid Devon village, with a primary school, petrol station/shop, pub, church, and a railway station on the Tarka Line giving excellent connections to Exeter and Barnstaple. There are lovely countryside walks all around, and the A377 provides an easy route to Crediton or Barnstaple.

The Furrows is a detached and extended three bedroom bungalow set in a superb plot with glorious south facing views over rolling countryside. It feels like a bit of a hidden gem, peaceful yet accessible, wrapped in large, beautifully kept gardens. Inside, the layout is generous and practical, with three bedrooms and a modern shower room grouped at one end, while the living room enjoys large sliding doors opening directly to the garden and the potential to install a wood-burner if desired.





The well fitted kitchen offers plenty of space and has been thoughtfully designed for modern country living, with a dining room beyond that could easily serve as a fourth bedroom or even form part of an annexe suite if the vestibule were converted into a shower room (subject to consent). Modern uPVC double glazing, oil fired central heating with a modern oil storage tank, and mains drainage complete the picture.

The gardens, approaching a quarter of an acre, are the star of the show and will delight anyone with green fingers. There are sweeps of lawn, productive vegetable beds, fruit trees, beautifully established borders, and a wonderful south facing paved terrace to sit and soak up the outlook. Pathways make the gardens accessible all year round, and a small stream with a bridge creates a charming boundary at the lower edge. Several timber sheds, a greenhouse, and a larger-than-average garage provide masses of storage or workshop potential, and there is gated off-road parking with potential to create more.

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 or via the Ofcom coverage checker.



Flood Risk:

We're informed by the seller that the property has not experienced flooding. Buyers should check the Environment Agency's online flood-risk maps (or Natural Resources Wales equivalent) and confirm insurability with their conveyancer.

Water Supply:

We're informed by the seller that the property has mains water via an easement across private land. Buyers should confirm these rights with their conveyancer.

Private / Unadopted Road:

We're informed by the seller that access to the property is via an unadopted road. Buyers should confirm ownership, rights of access and responsibility for maintenance or repair with their conveyancer.

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.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: 1960's (estimated)

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

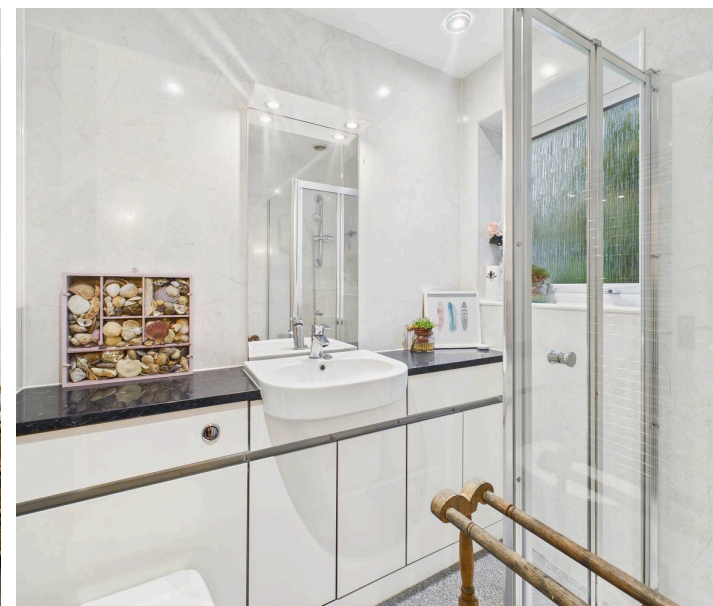
Drainage: Mains

Heating: Oil fired central heating

Listed: No

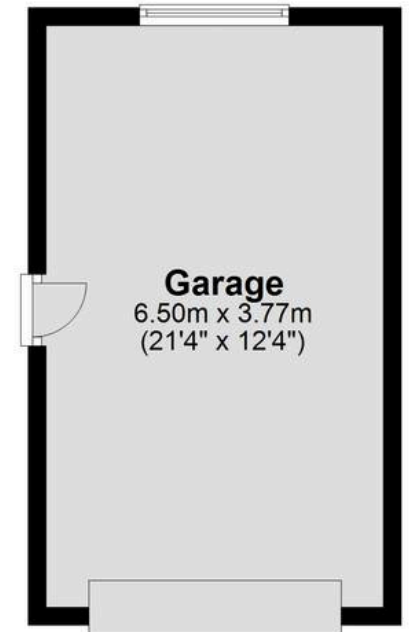
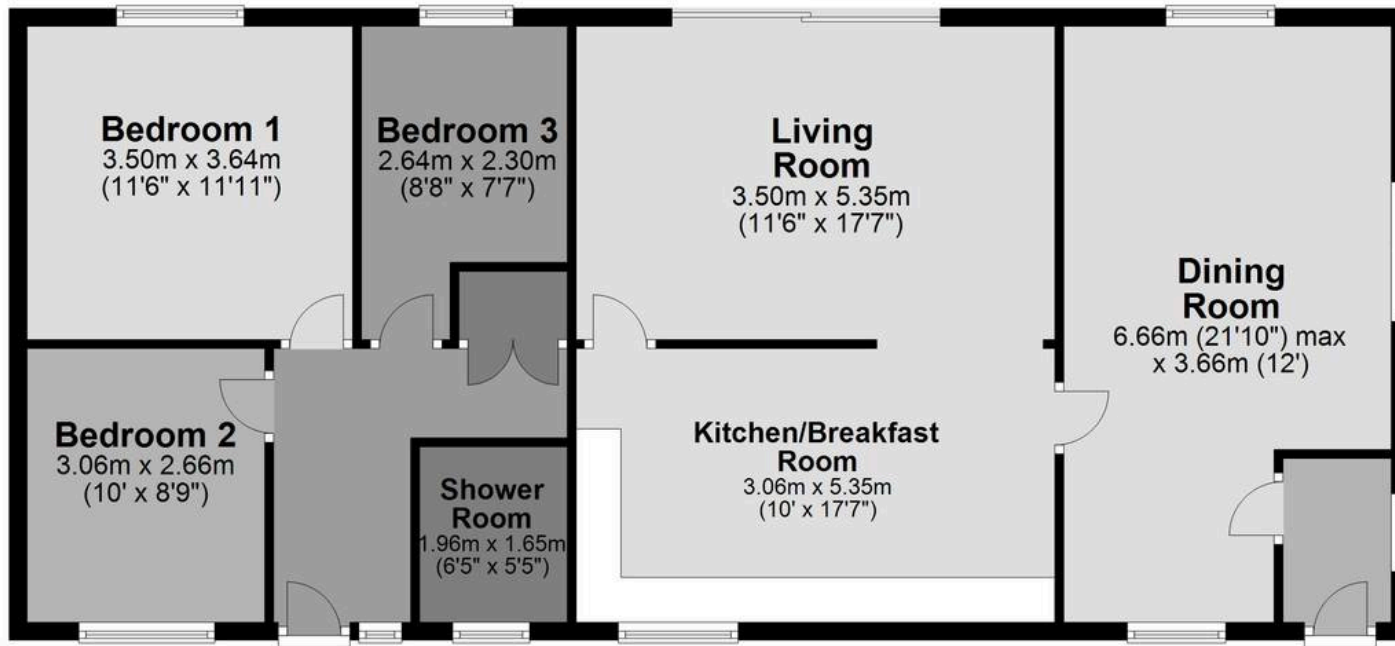
Conservation Area: No

Tenure: Freehold



Ground Floor

Approx. 126.0 sq. metres (1356.5 sq. feet)



Total area: approx. 126.0 sq. metres (1356.5 sq. feet)



LAPFORD is a hillside village overlooking the river Yeo. It has a past reaching back to the Iron Age and a grade I listed church that was rebuilt and extended in the 12 century by Sir William De Tracey as penance for his part in the murder of Thomas Becket. Several options are available for socialising including the Malt Scoop pub, Lapford Mill café, and several outside spaces for children to play and where events are held. Further out of the village on the A377 is the petrol station with convenience store. For a larger selection of independent shops, bigger supermarkets Crediton is 9 miles away. Nearby is Lapford station, a request stop on the scenic Tarka Line running between Barnstaple and Exeter. And for those seeking the fresh air, about a mile away is Eggesford Forest, home to the very first trees planted by the Forestry Commission which offers numerous plantations for walkers, riders, and cyclists.

DIRECTIONS : For sat-nav use EX17 6QU and the What3Words address is [///future.riverside.automate](https://www.what3words.com/#!/en/@@@future.riverside.automate) but if you want the traditional directions, please read on.

From Crediton High Street, head west towards Coplestone. Go through Coplestone, bearing right at the end of the traffic lights and continue on the A377 until reaching Lapford Cross. Pass the garage on your right, go over the railway bridge and take the next right into Popes Lane and the property is second on the right.





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.