



**Homefield, Lapford, EX17 6AF**

Guide Price **£875,000**

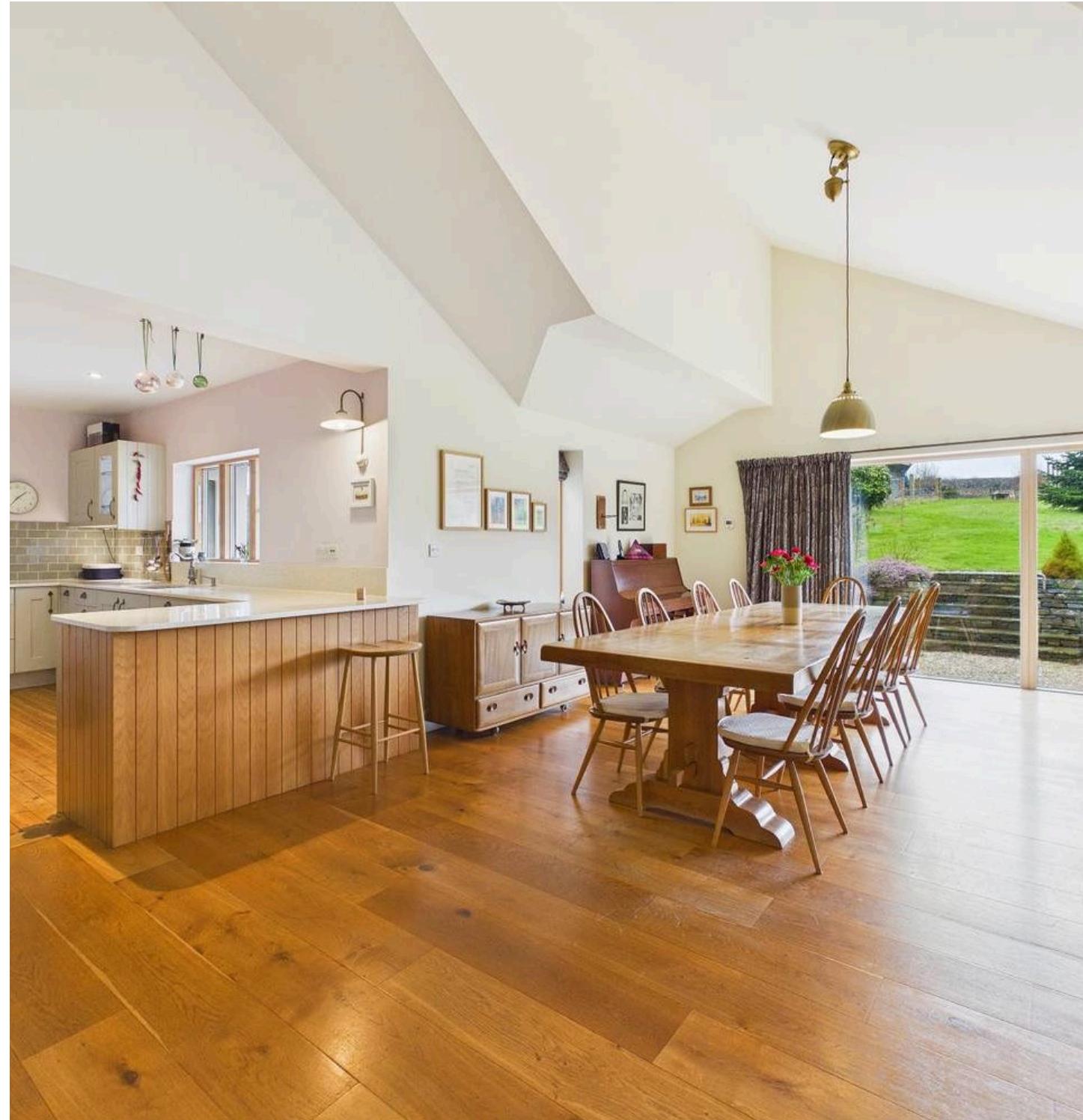
# Homefield

Lapford, Crediton

- Architecturally designed home
- Village edge location
- Set in 3.36 acres of woodland, garden & paddock
- Detached garage & store
- Spacious open plan accommodation
- 4 double bedrooms
- Quality design and finishes
- Extra land available by separate negotiation
- Walking distance to train, shop & bus links

Holmefield started its life in the 1950s and undertook a total re-development in 2012/13 to create this stunning modern and stylish home with quality finishes and open spaces. Set in 3.36 acres of beautifully landscaped gardens, wildflower meadow, vegetable and fruit garden and woodland all on the very edge of the active village of Lapford.

The large kitchen with stone coloured shaker units has an array of storage and quality integrated appliances including 2 eye level ovens, large 4 ring induction hob, Miele dishwasher, eye level Liebherr fridge plus undercounter fridge. The worktops are Corian with moulded sink and drainage. The kitchen opens up into a large, vaulted ceiling dining area with large sliding door out to the garden. Steps lead down to the lounge with a bank of glass doors leading out to a wood effect ceramic tiled patio area where the sail style sun canopy can be fixed during the summer months. The lounge has a large Woodwarm woodburner giving heat to this room and flowing up through the house.





The master bedroom is accessed via stairs up from the dining area and has an expansive full length glass view over the garden across to the woodland. There are two walk-in wardrobes and a large ensuite with Victorian style bath and wet room walk in shower. Three further double bedrooms can be found on the ground floor, one with a room to the side which can accommodate an extra bed or is suitable for a craft room or office. There are two separate wet room style bathrooms that accommodate the further three bedrooms. The large utility is at the rear with plentiful storage, a Belfast sink, integrated John Lewis freezer and a NEFF ceramic hob, this leads on through to a porch with cloakroom space and space for a washing machine and dryer leading on to a WC.

The lounge, kitchen, and dining area all have quality engineered oak flooring with underfloor heating. There is air source heating and 15 solar panels making this home a very efficient property to run.

Outside the drive has parking for at least 6 vehicles with EV charger and a garage that is currently utilised as a store but has many options with both air conditioning and heating with an office to the rear and extra storage to the side, the solar panels are situated on top of this building. To the side and front of the house are landscaped gardens with fruit trees, fruit bushes and several beautiful entertaining spaces. Above is the paddock enhanced with established wildflower meadow and vegetable gardens with raised beds for vegetables, there is a garden shed here with a south facing potting area to the rear. The woodland is to the west where the sun sets over, there are bluebells in the spring and an array of trees including oak, cherry, hazel, ash, beech providing a plentiful wildlife haven including Roe Deer.

An extra field and woodland is available by separate negotiation.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2025/26 -  
£3,062.08

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled  
80Mbps

Drainage: Mains drainage

Heating: Air Source Heating, majority underfloor heated,  
solar panels, woodburning stove 12kw

Construction: Block & timber

Listed: No

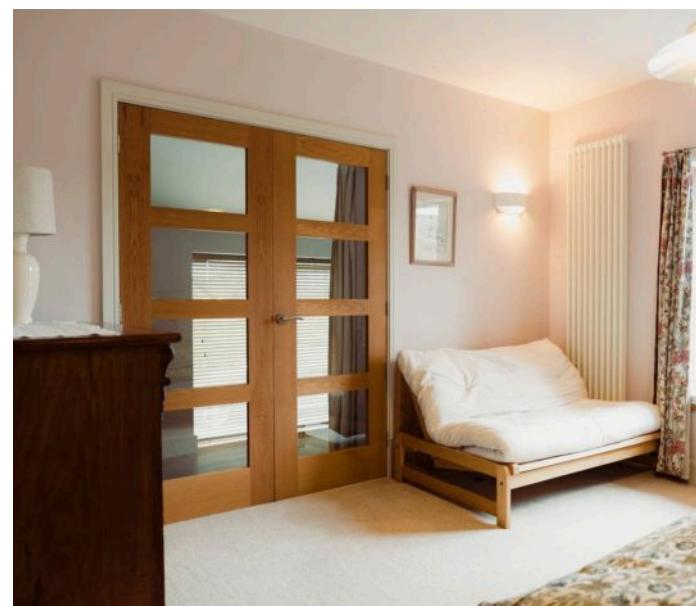
Conservation Area: No

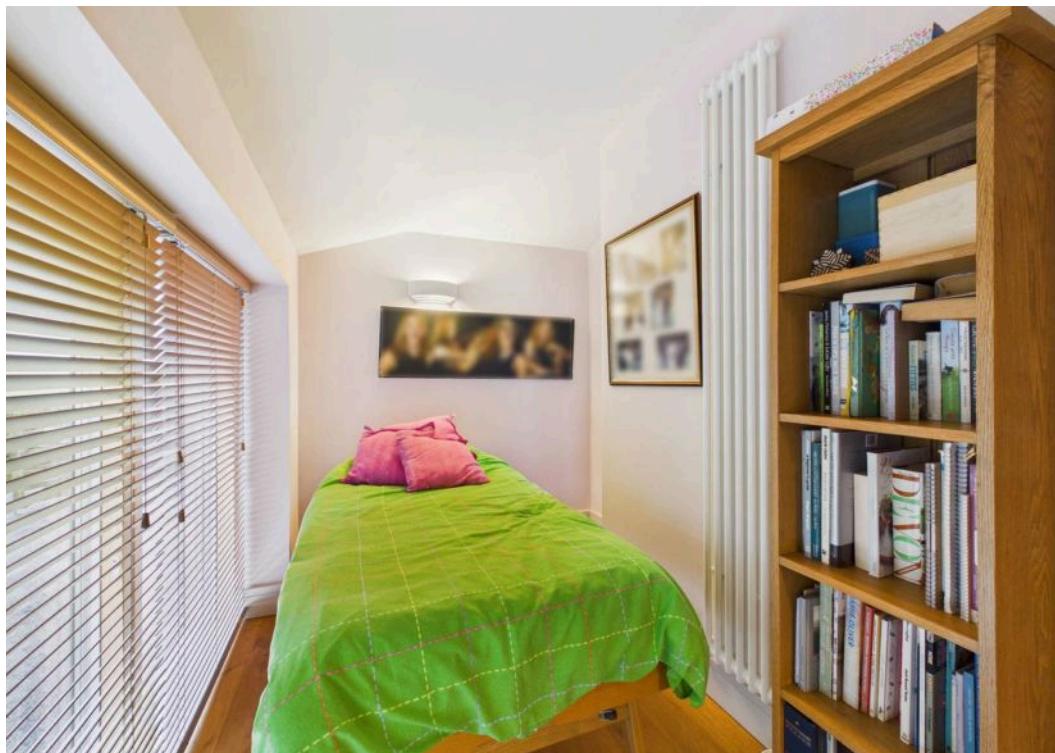
Tenure: Freehold

**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.

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.

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

Approximate total area<sup>(1)</sup>

327.7 m<sup>2</sup>

Reduced headroom

3.5 m<sup>2</sup>



Floor 0 Building 2



Floor 0 Building 3

(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



**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 : From Crediton take the A377 in a westerly direction. Upon reaching Lapford, just before the garage take a left turn onto Kelland Hill. Holmefield is the last house on the right.

For Sat Nav: EX17 6AF

What3Words: [///thud.fruit.dose](https://what3words.com/thud.fruit.dose)



## Helmores

Helmores, 111-112 High Street – EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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