



## Bluebell Cottage, Lapford, Crediton, EX17 6QS

Guide Price £315,000

Offered with no onward chain is this charming 18th century Grade II listed end terrace cottage situated on the edge of the popular village of Lapford. The property is located within easy access to local amenities and transport links.

**Winkworth**

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We are delighted to bring to the market this charming three bedroom end terrace property, situated on the outskirts of the picturesque village of Lapford. This beautiful cottage has been completely renovated to an excellent standard, offering modern living whilst retaining its original character and charm.

Internally, the accommodation is presented in superb order throughout and has been extended in recent years to create a large living space to the rear of the property, with wood floors and triple aspect views across the garden. Also on the ground floor, is the open kitchen / dining room with slate floor tiles, inset fireplace with woodburning stove and bread oven as well as exposed beams. There is a stylish family bathroom with freestanding rolltop bath, shower cubicle, low level WC and basin, as well as a separate utility room with a door leading to the rear garden.

On the first floor, there are three bedrooms, the master with built in wardrobes, and a useful storage / airing cupboard in the hallway housing the immersion tank.

Outside, the property benefits from level and well maintained gardens. The south facing front garden is well stocked with a variety of mature shrubs and trees creating a great deal of privacy and is laid mostly to lawn with a patio area adjoining the property for outdoor seating. To the rear,

there is another level lawn which is enclosed by a timber fence that has recently been replaced as well as a useful timber storage shed. There is a stone chipping driveway which allows parking for several vehicles as well as a garage.

Lapford is approx. 8 miles from Crediton and enjoys good rail & road links to Exeter & Barnstaple, via the Tarka train line & A377 as well as being on a bus route. The village offers a good range of services, including the Malt Scoop Inn, Primary School, Village Hall & Church, as well as well stocked Garage / Shop, where most essential supplies can be found. Lapford is also in the catchment area for Chulmleigh Secondary School which has been rated the third best School in the County.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



#### AT A GLANCE:

Charming Grade II Listed Cottage  
Three Bedrooms  
Oil Central Heating  
Completely Renovated  
Presented In Superb Order  
Cast Iron Radiators Throughout  
Beautiful Front & Rear Gardens  
Ample Parking & Garage  
Popular Village Location  
Close To Amenities

#### PROPERTY INFORMATION:

COUNCIL TAX: Band B  
SERVICES: Mains Electric, Water & Drainage.  
BROADBAND: Superfast Broadband Available FTTC (Fibre To The Cabinet). Checked on Openreach May 24.  
MOBILE SIGNAL: Coverage May Be Limited With Certain Providers  
HEATING: Oil Fired Central Heating  
LISTED: Grade II Listed. Living room extension and garage are not listed.  
TENURE: Freehold

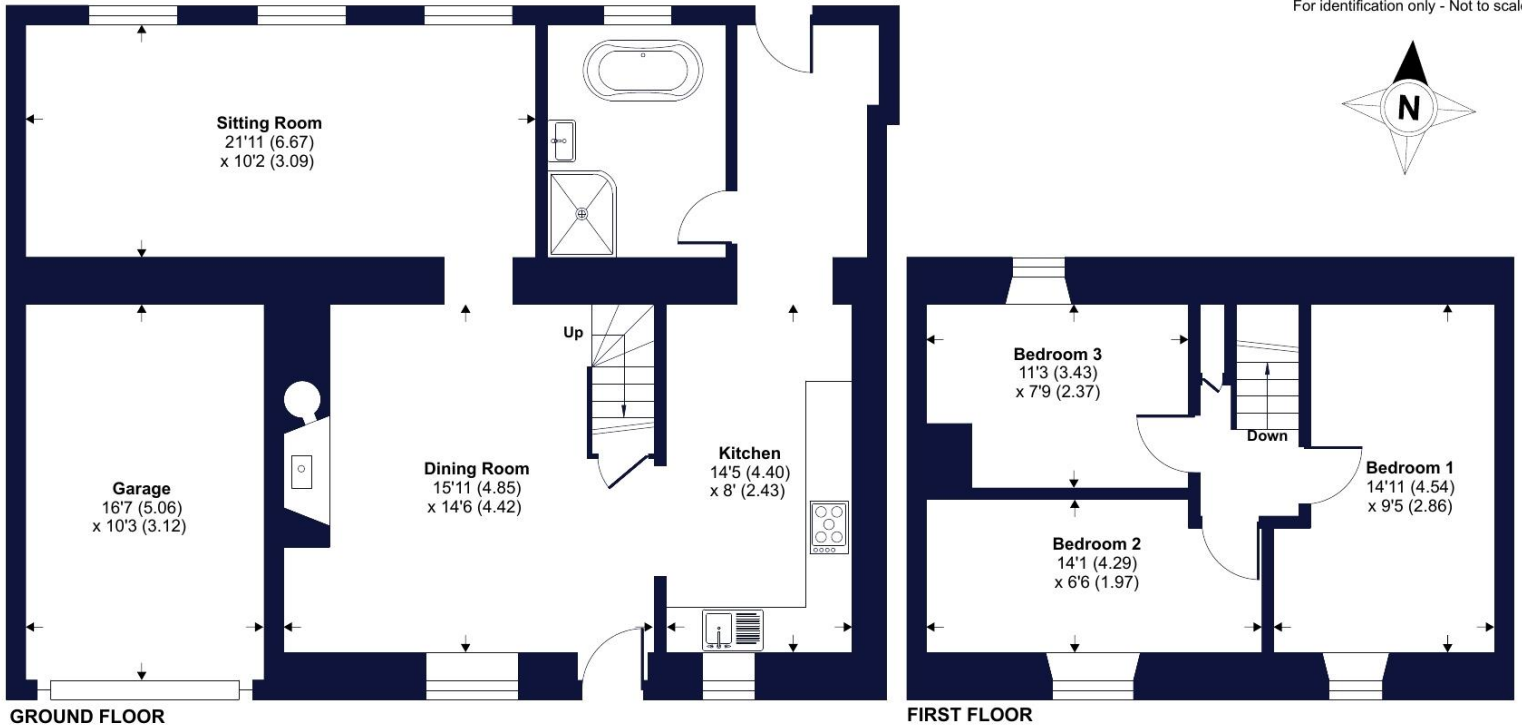
# Bluebell Cottage Lapford, Crediton, Devon, EX17

Approximate Area = 1142 sq ft / 106 sq m

Garage = 165 sq ft / 15.3 sq m

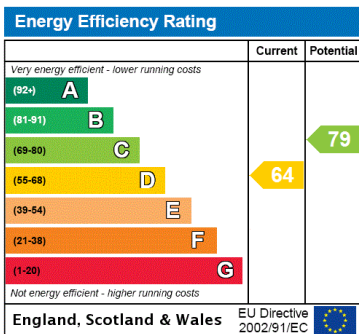
Total = 1307 sq ft / 121.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1136605

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