



The Furrows, Popes Lane, Lapford EX17 6QU

Guide Price £375,000

HELMORES
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The Furrows

Lapford, Crediton

- Village Edge Detached Bungalow
- Fantastic views
- Generous garden of approximately a quarter of an acre
- All in great condition
- Extended 3 bedroom accommodation with future potential
- Living room, dining room and updated kitchen and shower room

Just outside of the village of Lapford lies Popes Lane, which once would have provided access directly to the village but these days is used from each end (except on foot) to access the properties along it. From the A377, a small lane leads to The Furrows, a detached and extended 3 bedroom bungalow in a superb plot with south facing views over the surrounding countryside. It's somewhat of a hidden gem, being tucked away yet accessible and set in the large, gorgeous gardens.

Internally, there is plenty of room with 3 bedrooms and a modern shower room at one end and then the living room (with potential for wood-burner) and its large sliding doors





to the garden. The well fitted kitchen provides ample space and it has been designed to fit in well with modern country living. There's a dining room on the end which could be used as a 4th bedroom or even as an annex suite if the vestibule was converted into a shower room (stp) so there are options aplenty. There is modern uPVC double glazing and oil fired central heating (with modern tank) and mains drainage.

Outside: The amazing gardens (approx. quarter of an acre) are a real feature of the property and will suit those with green fingers. The gardens have something for everyone, pretty open areas of lawn, productive vegetable plots, fruit trees, very well established borders and beds and a fantastic south facing paved seating area from which to enjoy the gardens and views. The whole garden is incredibly well maintained and there are pathways for ease of access and year round use. There is a small stream at the bottom of the garden with a bridge over. In addition to the gardens, there are timber sheds, a greenhouse and a large garage (bigger than average) so there's room for a vehicle and/or work space too. There is also gated off-road parking.

Note: The access lane to the property is unmade so please take care. There is turning space into the drive to be able to drive out again.

Please see the floorplan for room sizes.

Current Council Tax: D (Mid Devon 2022/23 - £2169.26

Utilities: Mains electric, water, telephone and broadband, plus modern oil tank

Fastest broadband speed within this postcode: Up to 37Mbps (Rightmove)

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: No

Tenure: Freehold



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DIRECTIONS: 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.

Note: The access lane to the property is unmade so please take care. There is turning space into the drive to be able to drive out again.

LAPFORD is a large village, beyond Morchard Road on the A377 – 9 miles from Crediton and 16 miles from the City of Exeter. Like most Devon parishes, it's not far from a lovely collection of trees – Eggesford Forest is just up the way, a regal coniferous plantation that plays host to variety of creatures including adders, butterflies, buzzards and woodpeckers (and badgers!). The village itself has a primary school with an excellent Ofsted report, sizeable playing fields (with a football pitch and kid-friendly playground) and a busy pub – The Old Malt Scoop Inn, once a 16th Century coaching inn – which now offers an à la carte dining experience, using only the best local produce.



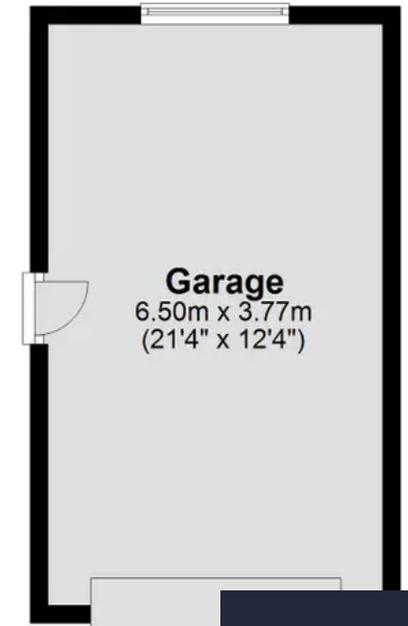
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted)

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.



Ground Floor

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



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

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Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

<https://helmores.com/>

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