



Bluebell Cottage, Lapford, Crediton, EX17 6QS

Guide Price £280,000

A 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 pleased to present this beautifully renovated three-bedroom end-terrace cottage, located on the edge of the picturesque village of Lapford. This delightful home combines modern comforts with traditional charm, offering characterful living in a tranquil rural setting.

and bordered by mature trees and shrubs, providing excellent privacy and a peaceful outdoor retreat. A patio area adjoins the house, ideal for alfresco dining. To the rear, you'll find another enclosed lawned garden with a recently replaced timber fence and a useful storage shed.

The property has been thoughtfully extended and finished to an exceptional standard throughout. The spacious rear living room features attractive wooden flooring and enjoys a triple aspect outlook across the garden, creating a light-filled and welcoming space.

A stone-chipped driveway provides ample off-road parking for multiple vehicles and leads to a detached garage.

To the front of the home, the open-plan kitchen/dining room boasts slate flooring, exposed beams, and an impressive inglenook fireplace complete with a wood-burning stove and original bread oven — a true centrepiece for cosy evenings. The ground floor also includes a stylish family bathroom with a freestanding rolltop bath, separate shower cubicle, WC and hand basin, as well as a practical utility room with direct access to the garden.

Lapford is a popular Mid Devon village, approximately 8 miles from Crediton, and benefits from excellent road and rail links to Exeter and Barnstaple via the A377 and the scenic Tarka Line. The village offers a good selection of amenities, including the well-regarded Malt Scoop Inn, a primary school, village hall, parish church, and a local garage/shop providing essential supplies. Lapford also falls within the catchment area for Chulmleigh Community College, rated one of the top three secondary schools in the county.

PLEASE NOTE:

Upstairs, there are three well-proportioned bedrooms, including a master bedroom with built-in wardrobes. A generous landing includes a storage/airing cupboard housing the immersion tank.

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

Externally, the property sits within well-tended and level gardens. The south-facing front garden is laid mainly to lawn



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.
 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
 CONSERVATION AREA: No
 FLOOD RISK: High Risk Area For Surface Water Flooding - Vendor has confirmed the property has never flooded.

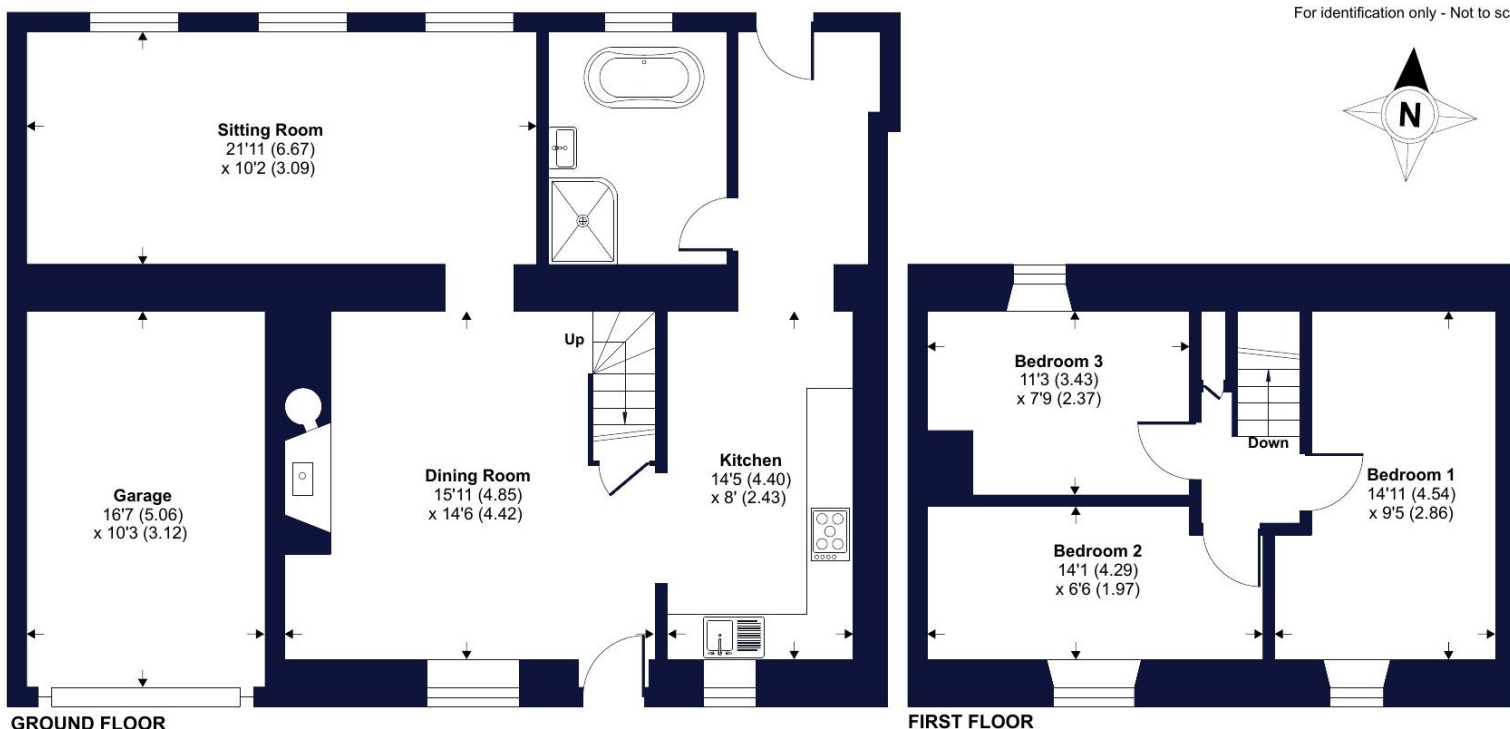
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Approximate Area = 1142 sq ft / 106 sq m

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

Winkworth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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