

Lowerfield House, Lapford, Devon







A period farmhouse with views in a **private, edge of village setting** including two cottages, outbuildings and 5.7 acres.

Summary of accommodation

Reception hall | Breakfast room | Sitting room | Farmhouse kitchen/breakfast room | Dining room | Second kitchen | Laundry room | Pantry | Lift
Shower room | Cloakroom | Snug | Conservatory | Attached self-contained one bed cottage

Two double bedrooms with en suite bathrooms | Two further double bedrooms with en suite shower rooms | Walk-through linen room/occasional bedroom | Attic office | Attic double bedroom with en suite shower room | Attic storage

Parking | Coach house (single garage) | Stable block with two loose boxes and hayloft | Self-contained two bed cottage (The Stables) | Lean-to greenhouse | Rear walled courtyard incorporating loose boxes, cattle byre and well room | Freezer/boiler room | Walk-in cellar | Walled garden enclosing formal and kitchen gardens | Garden | Two orchards | Timber stable block | Poultry run | Pasture | Woodland

In all about 5.7 acres (2.31 hectares)

Distances

Lapford station 0.4 mile (Paddington 2 hours 59 minutes), Crediton 8 miles, Exeter City Centre 17.5 miles, Tiverton 17.5 miles, Tiverton Parkway Station 25.5 miles (Paddington 1 hour 57 minutes), Exeter Airport 26 miles (London City Airport 1 hour)

(All distances and times are approximate)



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Location

Lowerfield House is situated on the uplands of the Taw Valley on the southern edge of the rural village of Lapford. The village has a parish church, pub, and primary school along with a petrol station, convenience store, post office and railway station on the Tarka Line running between Barnstaple and Exeter.

For immediate needs the larger village of Coplestone four miles away has a convenience store/post office and farm shop. Most day to day requirements can be found in the market town of Crediton, which has excellent amenities including medical, dental and veterinary surgeries, a leisure centre, two supermarkets and an award-winning farmers' market.

There is a wide choice of schooling locally both from the state and independent sectors including Blundells in Tiverton and Maynard School, Exeter School and Exeter Cathedral School in Exeter.

For transport links the railway stations in Lapford and at Tiverton Parkway provide services to London Paddington (2 hours 59 minutes and 1 hour 57 minutes respectively). Exeter Airport (14.1 miles) offers national and international air connections, including a daily, 1-hour service to London City Airport.







The property

Situated on the southern edge of the village in an elevated, south-facing setting, Lowerfield House is set in about 5.7 acres in a very private position with lovely views over the valley of the River Yeo. It was largely built in the 18th century by the then-owner of Lapford Mill, who had the wealth to expand the house to a design befitting a man of his position in the Georgian era. The house has two storeys with attics formerly used for domestic servant quarters and now converted to an en suite bedroom. It has mostly rendered and painted cob walls under a slate roof and is also Grade II listed.

It has retained many architectural features from its past including original joinery throughout the house, sash windows, several window seats, picture rails in many rooms, a flagstone floor in the rear hall and three inglenook fireplaces.

The house has been the home of its current owners for the past six years and during that time has been adapted to provide a variety of lettable accommodation including three en suite B&B rooms, a one-bed holiday cottage and a separate, two-bed cottage.





The ground floor has four good-sized reception rooms, a large conservatory overlooking the walled garden and a charming, fully fitted farmhouse kitchen with a tall, beamed ceiling, inglenook fireplace with inset 4-oven AGA and a slate floor.

The first floor contains five double bedrooms (four en suite) and there is an attached, self-contained 1-bed cottage that can be incorporated into the house if desired. All the reception rooms and bedrooms in the main house look out over the grounds and some are south-facing with window seats.

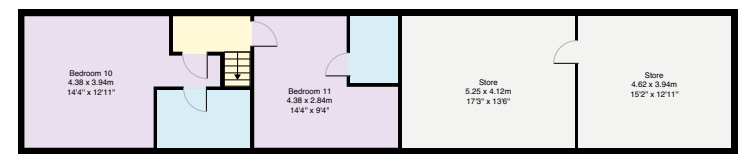
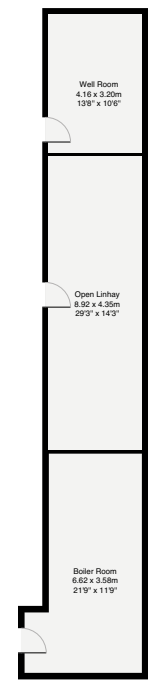
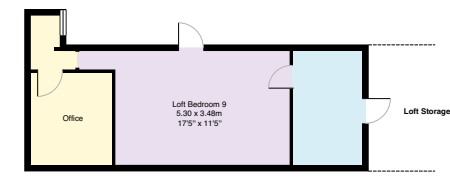


Approximate Gross Internal Floor Area
794.8 sq m / 8555 sq ft
(excluding green house)

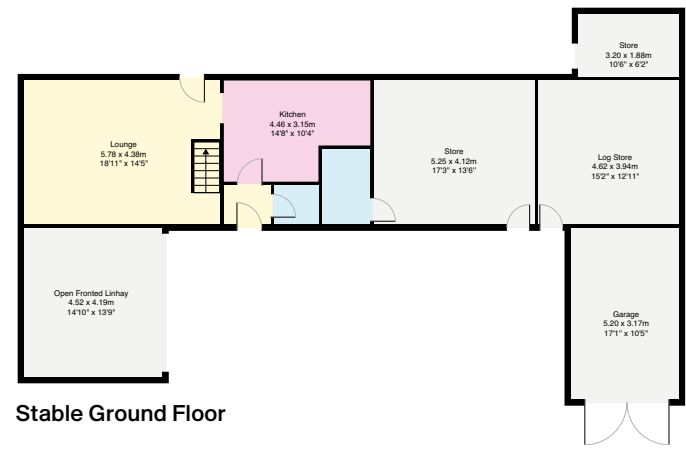
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Stable First Floor



Stable Ground Floor

The stables, outbuildings and grounds

The approach drive to Lowerfield House leads to a parking area in front of the house with space for several cars. Below the parking area is a flat lawn partly fringed by flower and shrub borders and a paved seating area in one corner. Halfway up and to one side of the drive are the coach house, stable block and attached, self-contained 2-bed cottage (The Stables).

Behind the stable block and beside the house is a high-walled area encompassing the kitchen orchard and vegetable garden with a polytunnel, plus a sheltered garden incorporating a raised terrace, several shaded seating areas and two ponds. Behind the house are two courtyards. The closest is cobbled with a separate boiler room/workshop. The other contains a lawn and various period outbuildings including a room housing the property's well that supplies the WCs and garden watering system.

Stretching eastwards beyond the drive are six paddocks supplied by well water and bound by stock-proof fencing. One currently serves as a poultry run and another contains a timber stable block. Below the house are a cider apple orchard and an area of broadleaf woodland.

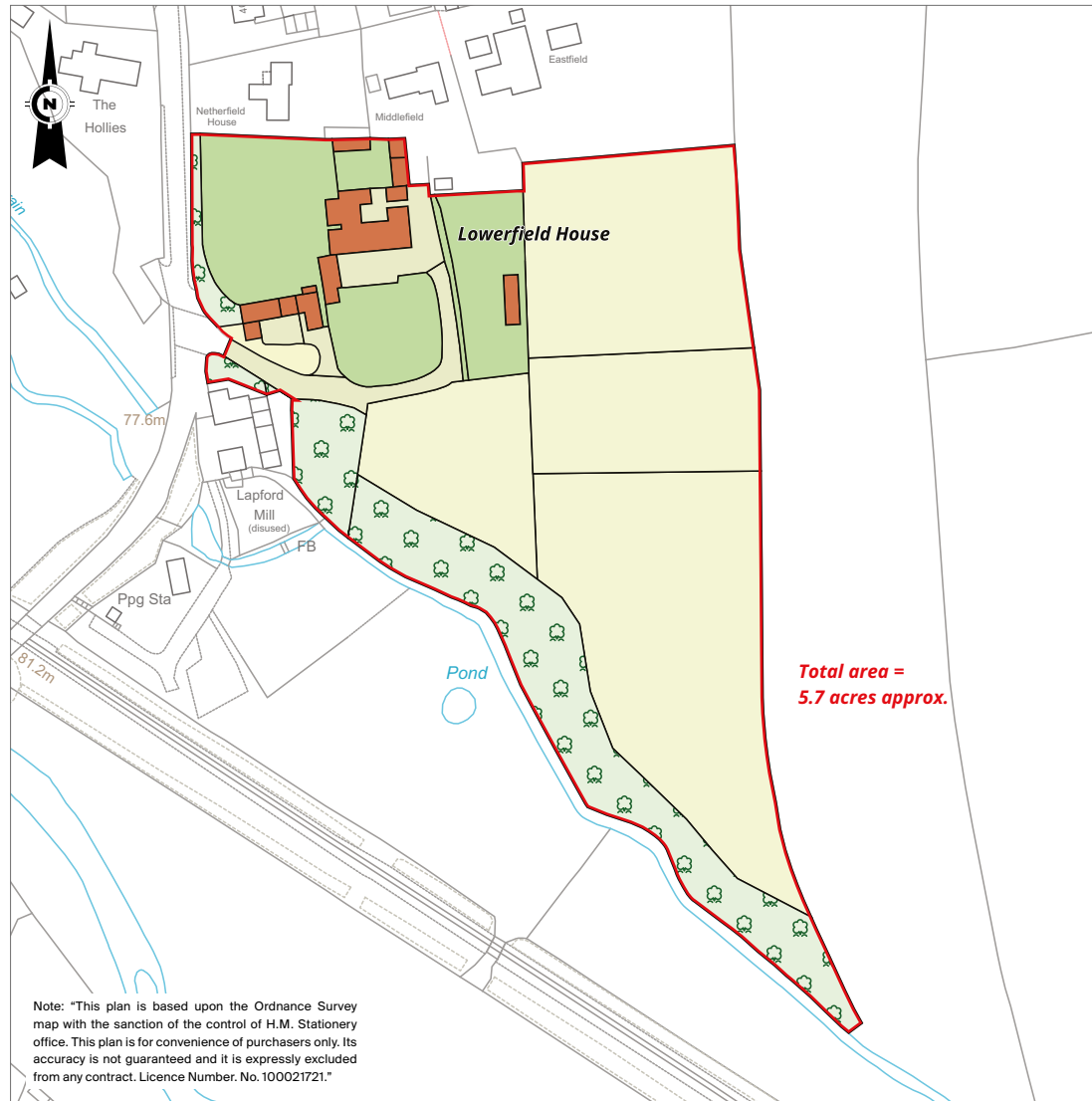
In all about 5.7 acres (2.31 hectares).



Services

Mains water, electricity and drainage. Ground source heat pump heating.
Photovoltaic panels. Well water for WCs and garden watering system.
Economy 7 electric AGA.





Directions (Postcode EX17 6PU)

what3words///somebody.curiosity.narrowest

From Tiverton head west out of the town on the B3137. After 8.8 miles veer left off a sweeping right-hand bend onto the B3042, signed to Thelbridge. Continue for 5.3 miles and then turn left, signed to Lapford. Follow the road for one mile to a T-junction. Turn left to Lapford. Drive for about 1.5 miles through the village. The wide driveway entrance to the property will be found on the left just before the end of the village and clearly signed as Lowerfield House.

Property information

Tenure: Freehold

Local Authority: Mid Devon District Council (www.middevon.gov.uk).

Council Tax: Lowerfield House Tax Band F.

EPC Rating: E

Guide Price: £1,500,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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