






Sandhurst
Lapford, Crediton, Devon


A newly renovated bungalow with a south-facing garden and paddock affording far reaching views across the countryside.


A recently refurbished three-bedroom detached bungalow set in a peaceful edge of village position. The property offers flexible and accessible accommodation with modern fittings and understated, neutral styling with large windows welcoming plenty of natural light. The property benefits from a sizeable plot of approximately 2.5 acres and enjoys uninterrupted south-facing views across the surrounding picturesque countryside.


**2 RECEPTION ROOMS**


**3 BEDROOMS**


**2 BATHROOMS**


**DOUBLE & SINGLE GARAGE**

**2.5 ACRES**

**FREEHOLD**

**VILLAGE**

**2065 SQ FT**

**GUIDE PRICE £750,000**

The property

Sandhurst is a well-presented bungalow offering flexible accommodation with various configurations to suit the buyer's needs. The property comprises a well-appointed sitting room featuring a stylish tiled fireplace with a modern glass-fronted stove. A large south-facing window ensures the room is filled with sunlight throughout the day, while a glazed door opens onto the rear garden, welcoming even more natural light. The open plan, 28ft kitchen and dining area provides an inviting space for everyday living and entertaining. It includes solid Oak flooring, an exposed timber beam, modern fitted units, a central island, a walk-in larder, and integrated appliances. Towards the rear, there is ample space for a dining table and bi-fold doors that open onto a decked terrace. The property offers three well-presented double bedrooms with the principal bedroom benefitting from built in wardrobes and exceptional views over the surrounding countryside. One of the further bedrooms benefits from an en suite with a shower, washbasin, and WC, while a family bathroom with an over-bath shower and adjacent cloakroom, serves the rest of the property.

Additional accommodation includes a utility room, two storage rooms and a conservatory.

Outside

At the front of the property, gates open onto the gravel driveway, where there is plenty of parking space and access to the integrated double garage for further parking or storage and workshop space. The wrap-around garden features well-maintained lawns with gravel pathways and patio, decking and gravel terracing at the rear, which benefits from a south-facing aspect and is ideal for al fresco dining and admiring the interrupted countryside views. There is also a storage shed and a greenhouse. At the end of the garden, a gate opens onto a large grassy paddock which has planning permission granted for the construction of field shelters providing ideal space for equestrian use or for grazing livestock. The paddock also includes an additional single garage. In all the property benefits from approximately 2.5 acres.



Location

The property is situated in an idyllic rural position on the edge of the small village of Lapford, backing onto beautiful Devon countryside. The property lies between the National Parks of Dartmoor and Exmoor where the opportunities for outdoor pursuits are abundant including superb walking, cycling and riding. The Two Moors Way is also close by offering miles of unspoilt countryside to explore. Lapford provides several local amenities including a primary school, while the bustling town of Crediton, eight miles away, has several shops, supermarkets, cafés, restaurants and leisure facilities. Exeter is also within easy reach and is the most thriving city in the South West offering a wealth of cultural activities with theatres, a museum and arts centre, as well as a variety of good restaurants and shopping. The A377 provides access towards Exeter, while the A361 leads towards Tiverton to the east, and the M5 motorway beyond. Lapford railway station provides services to Exeter Central, with onward connections to London Paddington.

Distances

- Lapford Station 0.9 miles
- Chulmleigh 5.7 miles
- Crediton 9.0 miles
- Okehampton 16 miles
- Exeter St. Davids mainline station 16.7 miles
- Tiverton 17 miles
- Exeter 18 miles

Nearby Schools

- Lapford Community Primary School
- Chulmleigh Primary School
- Queen Elizabeth's School
- Chulmleigh College
- Blundell's School
- The Maynard School
- Exeter School
- Exeter College (Ofsted rated outstanding)



