



Broomsmead Lodge Farm

Lapford | Crediton | Devon | EX17 6NA

“ A glorious rural position – 18 acres, a four-bedroom barn conversion with outbuildings, and views of Dartmoor.

- Equestrian / Small Holding
- Wonderful far-reaching views
- 18 acres of agricultural and amenity land
- Living room, dining room, and study
- Kitchen breakfast room
- 4 bedrooms, 3 bathrooms
- Range of outbuildings
- Peaceful rural position
- Crediton 10 miles
- South Molton 13 miles
- Tiverton 14 miles

Guide Price

£725,000

Tiverton [01884 253500](tel:01884253500)

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The Property

Situated in rural Mid Devon, surrounded by green rolling hills and far-reaching views of Dartmoor, approximately 18 acres accompany this attractive barn conversion, which also comes with a useful range of outbuildings.

The property is situated about 2.5 miles to the north of Lapford and has easy access onto the A377 main road along with Lapford train station, 8.5 miles to Crediton, and 17 miles to central Exeter. Lapford is a pretty village with a strong community, with a post office, village shop, public house, Church and a pre-school. Crediton offers all that you need, and Exeter is within easy reach. The market towns of South Molton and Tiverton are also within approximately equal distance.

The barn which dates back to the 1800's, was converted in 1992 and offers spacious accommodation, but the big appeal here is the 18 acres of land, and outbuildings.

The property has its own private drive that sweeps to the front of the property and provides easy access to the land and outbuildings. There is also a shared drive (with 3 others) that leads to the back, from which a gated drive leads into the courtyard – it is very rare that the owners use this entrance.

In broad terms, the land consists of approx. 13 acres of paddocks, 2.5 acres of amenity land including a lake, and the property and outbuildings sit in the remaining 2.5 acres of pretty gardens, and copse – perfect for free range children, pets, horses or conservation.

A range of useful outbuildings consist of a steel framed 4-bay, part block-built barn measuring 150m², a large open fronted barn currently used a hay store of over 60m² with water

connected, and a large lean-to of approx. 40m².

Internally the property offers a spacious entrance hall with tiled flooring that extends through the ground floor. At the end of the hall, the sitting room is found, a spacious triple aspect room with a multifuel stove. A study provides the perfect 'work from home' space, and a ground floor shower room which has connections for a washing machine and tumble dryer, provides a very useful utility space, and is located next to the kitchen. A dining room at the end of the house is a characterful room and is currently used as a very useful family / hobby room.

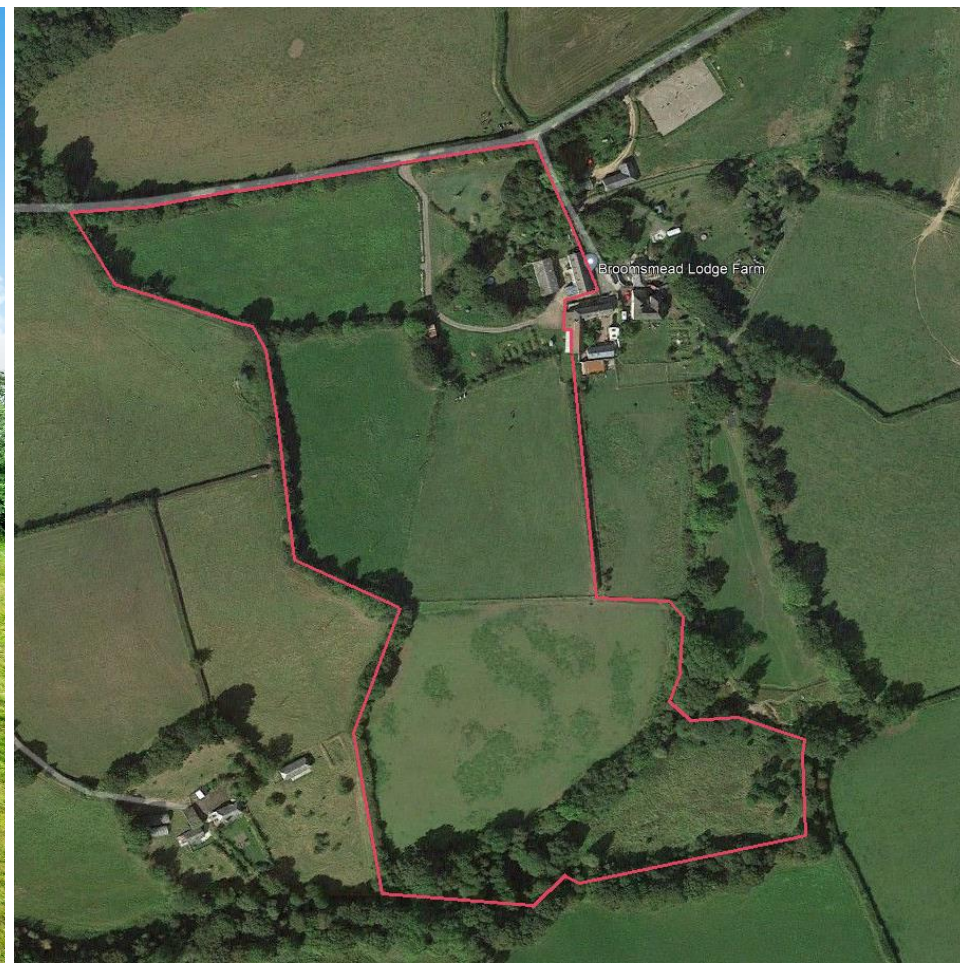
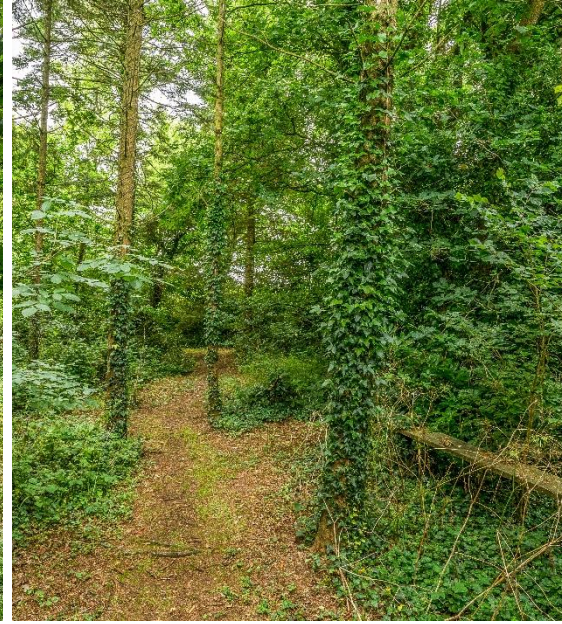
Stairs rise to the first floor below which is a large storage cupboard. A wide landing gives access to the master bedroom suite which consists of a dressing room / nursery with built in wardrobes, an en-suite bathroom, and the bedroom is a particularly good size totaling just under 24m². There are three further bedrooms, all of which have retained some character from the original barn, and a family bathroom.

The vendors have made some improvements to the property since their occupation, with a new roof being fitted just over a year ago.

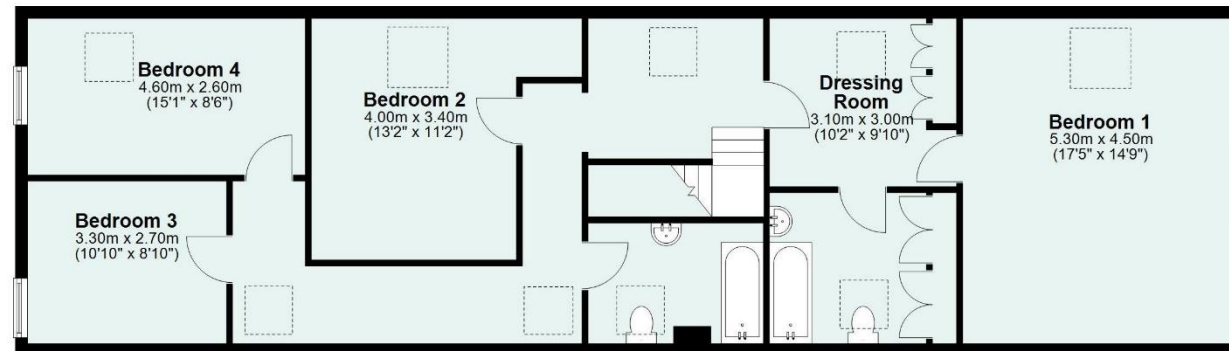
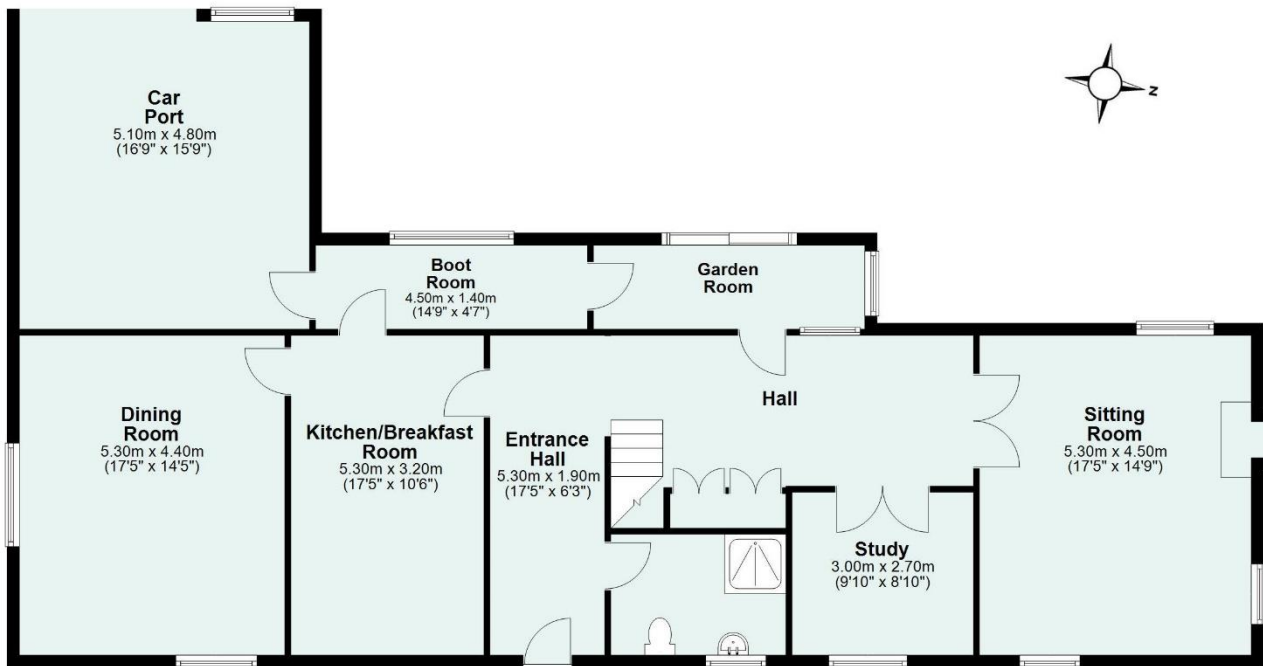
Broomsmead Lodge Farm have given the vendors the opportunity to enjoy a wonderful outdoor life. There is further opportunity to improve the property, and it is now time for new owners to put their own stamp on what will be a fabulous family home in a beautiful position.







Broomsmead Lodge Farm, Lapford, Crediton, Devon, EX17 6NA



Total area: approx. 254.5 sq. metres (2739.9 sq. feet)

The floor area includes outbuildings

Utilities:

Mains electricity and water. Private drainage. The LPG-fired boiler has been decommissioned, the vendors opting to use the multifuel stove and electric radiators for heating, and the immersion heater for hot water.

Council Tax:

Band G

Directions:

From Tiverton, head towards Witheridge, bearing left just outside of the village at Westway Cross, passing the Thelbridge Cross Inn and after 2 miles, turn left at "Three Hammers Cross" signed Morchard Bishop. The property will be found after about half a mile on the left.

From Crediton, head towards Lapford, turning right towards the village (after about 8.5 miles). Pass through the village and about a mile beyond turn right, signed for Witheridge and Tiverton. Take the first right, and the property will be found after 1 mile on the right.

EPC Rating

