



HELMORES
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Offers Over £625,000

FOXLEASE
Lapford EX17 6PU

Foxlease is located on a third acre plot on the Southern edge of this Mid-Devon village. It is found in a private position, behind electronic gates with a large secluded South facing garden which also enjoys wonderful rural views.

The house was extended and remodelled in 2012 and now reaches some 247sqm / 2,663sqft (excluding the garage & workshop). It is presented in first class condition both inside and out and works very well as a family home with the kitchen/dining room with centre island being a real hub of the home. There are also two sizeable reception rooms plus a conservatory, a utility room and ground floor wc.

On the first floor are five bedrooms, with the master having an ensuite shower room and a family bathroom. Throughout, the house is superbly presented with little for a new owner to do. The current owners have converted a former self-contained annexe into a fantastic studio with an attached study & a WC – a perfect area for someone to work from home, or enjoy hobbies in a double glazed and

insulated space.

The large (almost double) garage with electric door and the workshop make ideal storage and work space with plenty of parking for 6+ cars to the front. There is a gate to the side which gives access to the rear garden and storage for a boat/caravan etc. To the South is the large garden, mainly lawned and surrounded by natural hedging and giving a great deal of privacy yet allowing views to the surrounding countryside.

Please see the floorplan for room sizes.

Current Council Tax: F

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: No

Tenure: Freehold





DIRECTIONS: From Crediton, proceed through the village of Coplestone and bear right after the traffic lights staying on the A377. Continue for approx 4 miles and turn right at Lapford Cross (just before the shop/fuel station). At the junction, turn right again, over the bridge and Foxlease will be found on the left hand side part way up the hill.

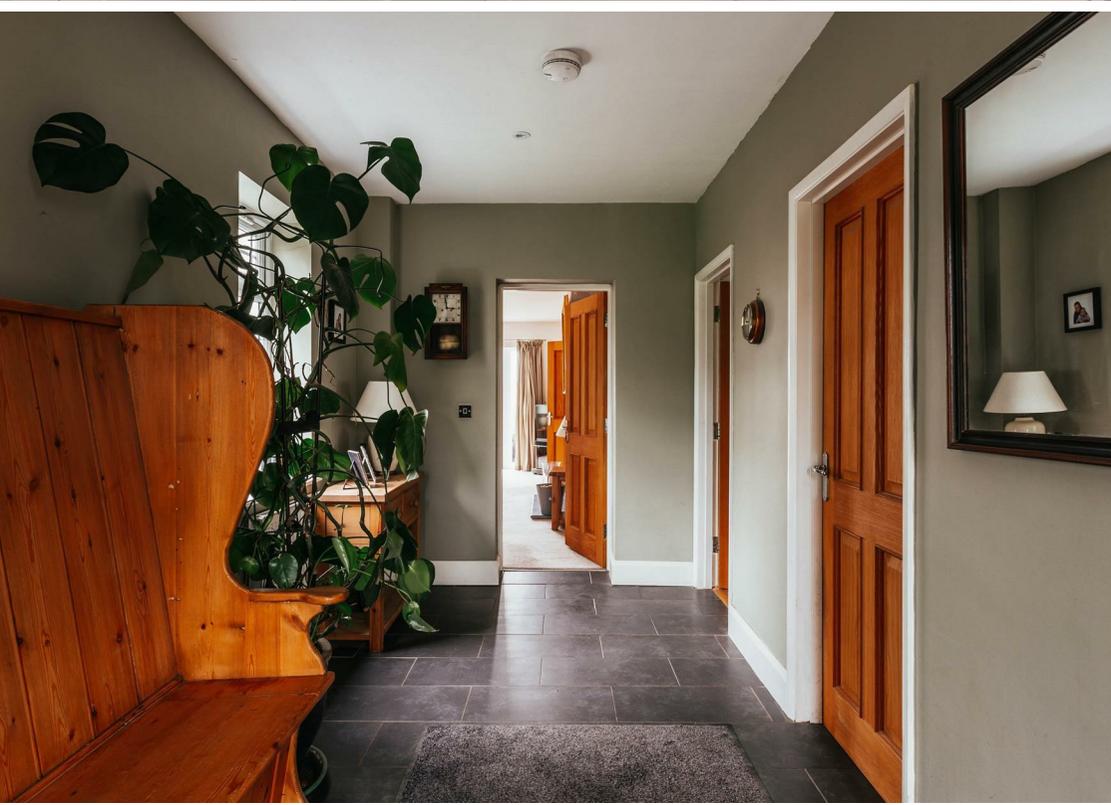
What3Words: [///highlight.create.nation](https://www.what3words.com/#!/highlight.create.nation)

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.







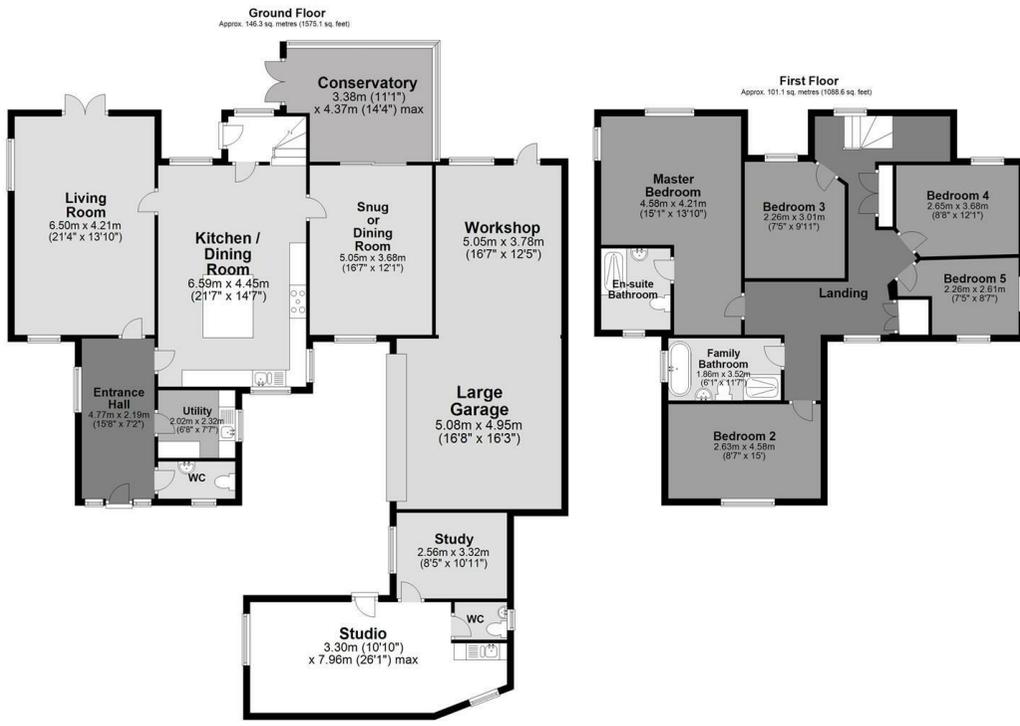












Total area: approx. 247.5 sq. metres (2663.6 sq. feet)



111-112 High Street, CREDITON
Devon, EX17 3LF
www.helmores.com

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