



Merryfield House, Lapford, Devon

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BNP PARIBAS GROUP 

Merryfield House, Lapford, Crediton, Devon EX17 6NE

A highly attractive family home with a detached annexe, swimming pool and outbuildings set in beautiful gardens of approximately 12.36 acres with views over the Dalch Valley

Lapford 1.5 miles, Lapford station 2.2 miles (40 minutes to Exeter Central), Crediton 8.8 miles, Tiverton 16.0 miles, Exeter 18.5 miles, M5 (Jct 29) 22.0 miles, Exeter Airport 24 miles

Main house: Drawing room | Sitting room
Family room | Kitchen | Pantry | Utility
Cloakroom | Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom | Outbuildings/stores | Workshop
Pool house | Swimming pool | Gardens
Woodland | Pond | Approximately 12.36 acres
EPC rating E
Pine log cabin: Living area/ kitchenette
Bedroom | Shower room | Storage room | EPC rating F

The property

Merryfield House is a charming period home thought to date from the early 18th century providing plenty of retained character features including exposed timber beams and original fireplaces alongside modern décor with high quality fittings. The property offers over 2,200 sq. ft of attractive accommodation arranged over two light-filled floors, offering four-bedrooms and exceptional elevated views over its extensive grounds of approximately 12.36 acres and the surrounding Mid Devon countryside. The property benefits from a detached one-bedroom annexe within its grounds providing opportunities for multigenerational living or income potential subject to obtaining the necessary consents. The ground-floor has a well-proportioned sitting room with a fireplace fitted with a woodburning stove and a dual-aspect allowing for wealth of natural light. Further reception

space is offered through the dining room which also has a dual-aspect through French Doors which open onto a patio, while the family room to the rear benefits from panoramic windows taking in the magnificent, elevated views, with two sets of sliding glass doors that open onto the garden. The well-equipped kitchen has bespoke wooden units to base and wall level, a butler sink, a Rayburn Aga with condensing boiler supplying hot water and heating and a double oven with an induction hob as well as space for a breakfast table and a useful pantry. The utility room provides further space for storage and appliances with ground floor accommodation completed by a cloakroom. Upstairs there are four well-presented bedrooms, including the principal bedroom which has an en suite shower room. The first floor also has a family bathroom with a roll top bath and a separate shower unit. The detached pine log cabin provides further accommodation with a living area/ kitchenette featuring two large windows providing plenty of natural light and elevated views of the beautiful gardens. The annexe has one double bedroom and shower room with an additional room for storage which could also provide further reception space.

Outside

The house is set in a peaceful and secluded position with beautiful rear gardens that provide a stunning outlook over the surrounding countryside. The gardens include a variety of mature specimen trees, well-stocked flower beds and large areas of well-maintained lawns as well as several seating areas including a patio and an elevated timber deck that takes full advantage of the views. The property benefits from extensive grounds of approximately 12.36 acres which includes paddocks and meadows, woodland which is carpeted in bluebells as well as a large pond which is a haven for wildlife. The grounds also include an outdoor heated swimming pool with its own sun terrace and a pool house as well as several outbuildings including a greenhouse, several stores and a large workshop.









Location

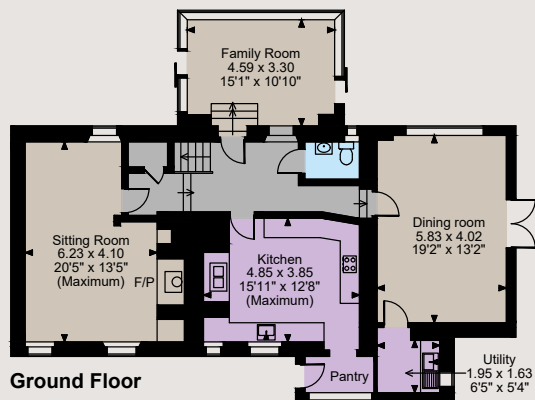
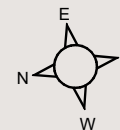
The property is situated in the small hamlet of Eastington, a mile from the village of Lapford, in the heart of the beautiful Devon countryside. The property lies between the National Parks of Dartmoor and Exmoor where the opportunities for outdoor pursuits are abundant including superb walking, cycling 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 a number of 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. There is a good range of educational options in the area including Queen Elizabeth's School, Blundell's International School (direct bus service from Crediton), Exeter School, Exeter

College and The Maynard School. 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.

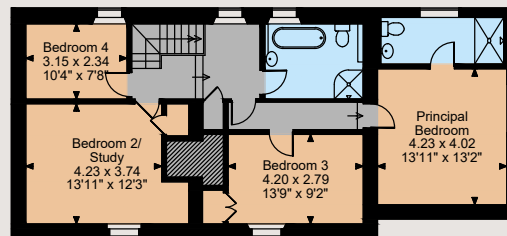




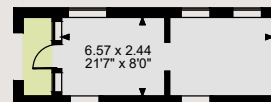
Floorplans
 House internal area 2,229 sq ft (207 sq m)
 Workshop & stores internal area 970 sq ft (90 sq m)
 Outbuilding internal area 578 sq ft (54 sq m)
 Pool house & Annexe internal area 527 sq ft (49 sq m)
 For identification purposes only.



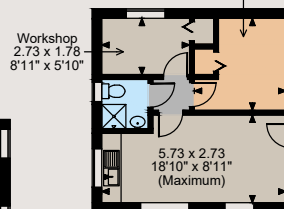
Ground Floor



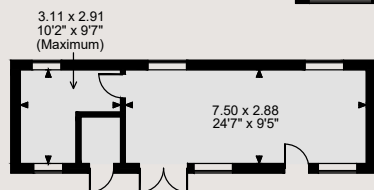
First Floor



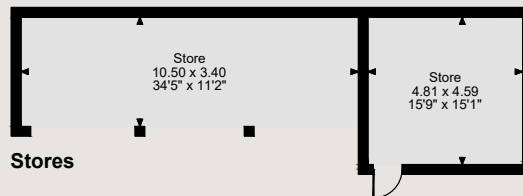
Pool House



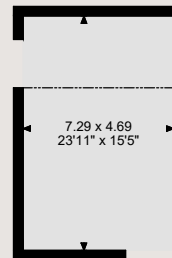
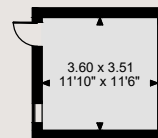
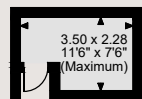
Annexe



Workshop



Stores



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Exeter, take the A377/Cowley Bridge Road away from the city centre, and continue to follow the A377 for 15 miles, before turning right at Lapford Cross, just after passing the phone box. Turn right at the junction and head across the bridge. Continue into Lapford, passing the church on your left-hand side before turning right onto Moorland View, and then keeping left to join Eastington Lane. After a mile, head straight on at the junction onto Cobley Lane and you will find the property on the right. What3Words///vowel.fillers.mankind brings you to the property's driveway.

General

Local Authority: Mid Devon District Council
Services: Mains electricity and private water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating. The property has the benefit of a recently installed heat pump complete with new radiators. Solar panels have also been fitted
Council Tax: Band F
Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/engb/mobile-coverage>
Right of Way: A neighbouring property has a right of way over the driveway.
Tenure: Freehold
Asking Price: £845,000

Exeter

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