



5 Higher Town Court



STAGS

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Lapford, Crediton, EX17 6FD

Lapford Train Station (1 mile), Chulmleigh (6 miles), Crediton (10 miles), Exeter (18 miles)

A beautifully presented village home with countryside views, a private garden and parking, set within an exclusive courtyard development.

- Modern village home with stunning views
- Spacious kitchen/dining room
- Enclosed garden with views
- External storage
- Council Tax Band: E
- Catchment for Chulmleigh High School
- Four bedrooms, two en-suites
- Two parking spaces
- EPC: C (72)
- Freehold

Offers Over £350,000

SITUATION

5 Higher Town Court enjoys a delightful position on the edge of the thriving Mid Devon village of Lapford, surrounded by attractive rolling countryside. The village offers a strong community spirit and a range of everyday amenities including a village shop, primary school, public house, church and railway station on the Tarka Line, providing convenient connections to Exeter and Barnstaple. The nearby market town of Crediton offers a more extensive range of shopping, educational and recreational facilities, whilst the cathedral city of Exeter lies approximately 15 miles to the south, providing excellent transport links including access to the M5 motorway, mainline rail services and Exeter International Airport. The property is ideally situated to enjoy the tranquillity of rural Devon whilst remaining well connected to neighbouring towns and cities.



DESCRIPTION

Higher Town Court is an exclusive and thoughtfully designed development of just a handful of homes, beautifully positioned on the edge of the highly regarded village of Lapford. Carefully crafted to complement the surrounding Devon countryside, the development offers an attractive blend of traditional character and modern efficiency.

This deceptively spacious home provides well-proportioned accommodation throughout, with generous bedrooms and light-filled open-plan living spaces ideally suited to modern family life. Designed with sustainability in mind, the property benefits from an air-source heat pump and solar thermal panels supplying hot water, ensuring excellent energy efficiency and economical running costs.

Lapford is a thriving rural village with a strong sense of community, offering a range of everyday amenities including a primary school, village shop, railway station and regular bus services. Combining the tranquillity of country living with excellent accessibility, the village provides an enviable lifestyle in the heart of Mid Devon.

GARDEN & PARKING

Outside, the property benefits from two allocated parking spaces and a delightful enclosed rear garden. Designed for ease of maintenance, the garden features a patio terrace providing an ideal space for al fresco dining and entertaining whilst enjoying attractive views across the surrounding countryside. A useful storage shed is positioned within the garden, with additional bin storage and further external storage located to the side of the property.

SERVICES

Utilities: Mains electric, water, and gas

Drainage: Mains drainage

Heating: Air Source central heating, thermal PV

Conservation Area: Yes

Tenure: Freehold

DIRECTIONS

From the A377 take the road signposted to the village of Lapford, continue up the hill and straight up through the village. At the end of the village there is a left turn onto Rensley Lane, take this road and then the courtyard can be found immediately on the right.

For Sat Nav: EX17 6FD

What3Words: ///seaside.shuttled.cakewalk

AGENTS NOTE

There is a management company in place for maintenance of the communal grounds. Please speak to agent for further information.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

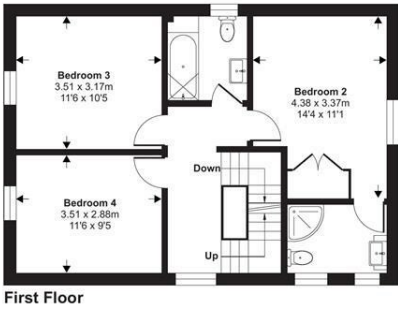
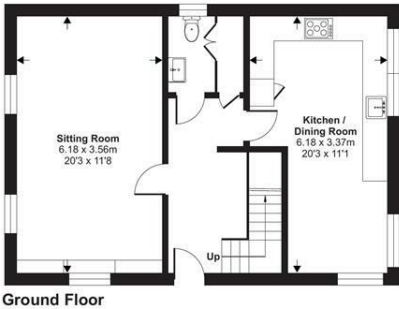
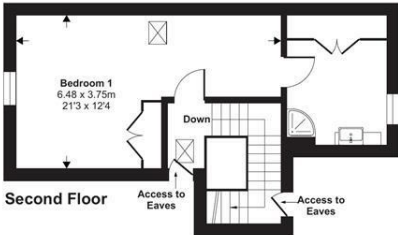
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Approximate Area = 1602 sq ft / 148.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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