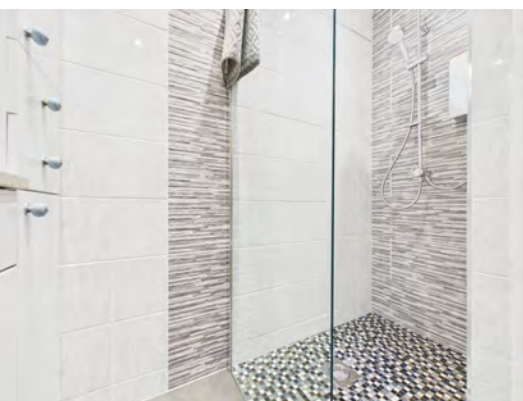




9 Orchard Way
Lapford
EX17 6PR



Guide Price - £195,000



9 Orchard Way, Lapford, EX17 6PR.

Stylish modern home offering comfort, bright living spaces, luxurious bedrooms, landscaped garden, and perfect family lifestyle...



- Perfect Lock-up & Leave
- Warm Welcoming Entrance
- Spacious Living And Dining
- Wood Burner For Cozy Evenings
- Second Bedroom Off Living
- Private Main Bedroom
- Recently Improved Shower Room
- Underfloor Heated Shower Room
- Galley Kitchen With Appliances
- Large Conservatory Overlooking Garden
- Landscaped Private Rear Garden
- Council Tax Band - B
- EPC - D



This property is a stunning example of modern living, offering a seamless blend of comfort, style, and practicality. From the moment you step inside, a welcoming entrance provides space for coats and shoes, immediately setting a warm and inviting tone and giving a sense of home the moment you arrive.

The heart of the home is the spacious living area, which features hard flooring and a charming wood burner, creating a cosy yet stylish space for everyday life. There is ample room for both living and dining furniture, making this area versatile for relaxed family time or entertaining guests. Off this main living space, you'll find the second bedroom, perfectly positioned for use as a guest room, home office, or nursery, while beyond this lies the main bedroom, offering a private retreat for rest and relaxation. The shower room, which has been recently improved, benefits from underfloor heating, adding a touch of luxury and comfort to daily routines.

The galley kitchen has been thoughtfully fitted with integrated appliances and sleek cabinetry, combining modern functionality with clean, contemporary design. Its layout provides excellent storage and workspace, ideal for cooking enthusiasts, and it opens directly into a large conservatory. This bright space serves as an extension of the kitchen and living areas, with plenty of room for casual dining, lounging, or enjoying the views of the garden. From here, access to the enclosed rear garden creates a seamless connection between indoor and outdoor living, perfect for al fresco dining, entertaining, or simply relaxing in privacy.

Externally, the property is enhanced by a beautifully maintained garden, providing a peaceful outdoor retreat. Landscaped areas, seating zones, and mature greenery create a charming and inviting environment, perfect for enjoying sunny days or hosting family gatherings in a private setting.

With its thoughtful layout, practical features, and a combination of stylish interiors and outdoor space, this home is perfectly suited for modern family living. It delivers both comfort and functionality while offering a welcoming and homely atmosphere that will appeal to a wide range of buyers.



Changing Lifestyles

Situated in the heart of rural Mid Devon, Lapford is a highly desirable and well-connected village offering a quintessential countryside lifestyle with practical everyday amenities. Steeped in history and character, the village is centred around the impressive St Thomas of Canterbury church and enjoys a strong sense of community. Local facilities include a primary school, village shop with petrol station and Post Office, and the popular Old Malt Scoop Inn, a historic pub serving quality food and drink. There is also a thriving community centre at Lapford Victory Hall, where regular activities and events take place, reinforcing the village's friendly and active spirit.

Outdoor pursuits are well catered for with scenic countryside walks, children's playgrounds, playing fields and proximity to Eggesford Forest, ideal for nature lovers and families. Transport links are excellent for rural Devon, with a request stop railway station on the scenic Tarka Line offering services to Exeter and Barnstaple, as well as regular bus routes.

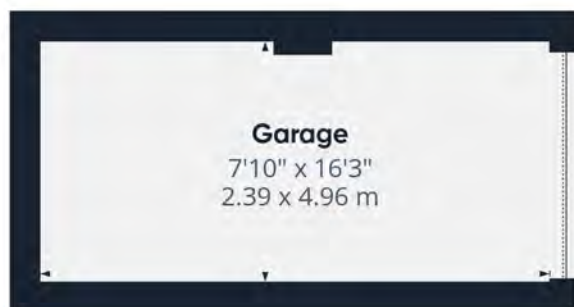
Lapford also benefits from its convenient location just a short drive from Crediton and Exeter, providing access to broader shopping, leisure and schooling options, while retaining its tranquil village charm.



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know how we
are doing;

