



Nymet Lodge



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Nymet Rowland, CREDITON, Devon, EX17 6AW

Lapford Railway (2 miles), CREDITON (12 miles), Exeter City Centre (19 miles), Exeter Airport (24 miles)

A characterful Devon countryside home with south-facing gardens and a versatile detached studio

- Distinctive three bedroom countryside home
- Character features throughout
- Fired Earth Kitchen with solid wood worktops
- Dining room with French doors
- Three bedrooms, two with en-suite facilities
- Luxury family bathroom with Fired Earth jacuzzi bath
- Detached Garden Studio
- Council Tax Band C
- EPC rating D
- Freehold

Guide Price £500,000

SITUATION

Enjoy the tranquillity of the Devon country lifestyle at Nymet Lodge, situated in the rural hamlet of Nymet Rowland. Set back from the road and approached along a private lane shared with only one other property, the house offers a peaceful setting with a welcoming local community, historic parish church, village hall and community activities. Nearby Lapford is less than a mile away and offers a range of useful local amenities, including a popular public house, petrol station, post office, shop and railway station, with connections towards Exeter, Barnstaple and beyond.

The nearby market town of Crediton provides further everyday amenities, independent shops and transport links. The property has easy access to Exeter city centre, approximately 18 miles away, Tiverton 15 miles, Okehampton 14 miles, Barnstaple 20 miles and Exeter Airport approximately 24 miles.

The surrounding countryside offers opportunities to explore the Devon landscape, with Dartmoor National Park and the North Devon and Cornwall coastlines providing appealing destinations for days out within easy reach.

DESCRIPTION

A stable door opens into an entrance porch with tiled flooring and a vaulted ceiling, leading to a striking staircase combining oak and glass. Throughout the house, traditional features sit alongside contemporary details, giving the interiors a distinctive and individual feel.

The sitting room is centred around a multi-fuel stove set within a substantial fireplace, with exposed wooden beams, tiled flooring and underfloor heating adding character and comfort. The room flows through to the dining area, which accommodates a large dining table and connects with the kitchen. French doors open onto a walled outdoor dining area, creating a natural link between indoor and outdoor entertaining.



The kitchen features freestanding Fired Earth solid oak units and wood worktops, a double Belfast-style sink, integrated appliances and a boiling water tap. There is space for a range cooker, while extensive storage and a breakfast bar make the room practical for everyday living. Above, a striking roof lantern draws natural light into the space. A ground-floor cloakroom completes the downstairs accommodation.

Upstairs, the principal bedroom combines a vaulted ceiling, exposed beams, reclaimed wooden flooring and a feature fireplace. Dual-aspect windows bring in natural light, while an en-suite cloakroom with Fired Earth fittings completes the room.

The second equally sized bedroom also enjoys a vaulted ceiling and reclaimed wooden flooring, together with its own en-suite shower room. The third bedroom is currently arranged as a double bedroom, offering flexibility for family, guests or alternative uses. The family bathroom features Fired Earth fittings and a jacuzzi bath, completing the first-floor accommodation.

DRIVEWAY & GARDEN

Approached along a private lane and set back from the road, Nymet Lodge enjoys a tucked-away position with a sense of privacy. Substantial wooden gates open onto an extended gravel driveway, providing ample off-road parking. The landscaped south-facing gardens are a particular attraction, offering a variety of spaces in which to relax, entertain and enjoy the outdoors throughout the day. A spacious sun terrace features a central fire pit and plenty of room for seating, while a separate gravelled dining area provides an additional setting for outdoor meals.

At the heart of the garden is the detached garden room studio, a valuable and versatile addition to the property. Fitted with underfloor heating, power and lighting, it features bi-fold doors framing views across the gardens., It could also suit use as space or for a home business, an office, home gym, cinema room, additional accommodation, creative studio or hobby space, subject to any necessary permissions.

Together, the gardens and studio create an appealing extension of the living space, offering room to work, unwind and entertain in a peaceful countryside setting. A double log store completes the outside space.

SERVICES

Utilities: Mains electricity and water
Private drainage
Heating: Oil central heating; Electric underfloor heating to garden studio, kitchen, living room and shower room
Standard and superfast broadband available. EE, O2 and Vodafone mobile networks available.

AGENT'S NOTE

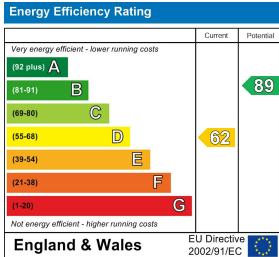
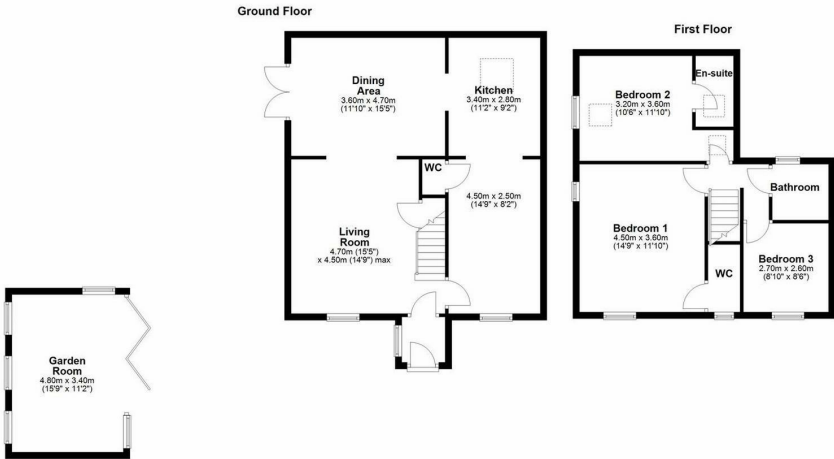
The property has been maintained to a high standard. The vendor holds certificates relating to electrical testing and installation, the multi-fuel stove installation, annual boiler servicing, chimney sweeping and wood preservative treatment.

DIRECTIONS

what3words - ///medium.caller.shuttled



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.



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