



Meadowbank

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Lympstone, Exmouth, EX8 5LF

Lympstone Manor (0.9 miles), Exmouth Seafront (3.1 miles),
Exeter City centre (8.4 miles)

A charming period property recently extended and improved, creating a 3 bedroom, 2 bathroom property with a fantastic kitchen, two garages, garden and driveway parking.

- Highly desirable estuary village
- Two garages and ample off road parking
- Private garden with summer house
- Short walk to village centre
- 3 bedroom detached barn conversion
- Spacious sitting room with adjoining snug
- Lovely kitchen/dining room
- Two bathrooms
- Freehold
- Council tax band: D

Offers In Excess Of £750,000

SITUATION

Lympstone is a highly regarded and sought-after Exe Estuary village with an excellent range of local facilities, including a Sailing Club, Tennis Club, a number of Pubs, Michael Caines' Michelin Star restaurant, Lympstone Manor, Shop and Post Office. The village is also home to Primary and Pre-Schooling, as well as an Independent Preparatory School and a Railway Station connecting to Exeter. It is situated right on the Exe Estuary Trail, which runs along the Estuary linking Exmouth, Exeter and Dawlish.

Exeter city centre is about nine miles from Lympstone and offers a wider range of facilities, including a large shopping centre, John Lewis store, a Waitrose and a host of boutiques, cafés and restaurants. There is also a theatre and the famous medieval cathedral, one of the finest examples of Gothic architecture anywhere. The beautiful coastal town of Exmouth is one mile away and enjoys miles of world heritage coastline.

DESCRIPTION

A charming, period (not Listed) property providing attractive accommodation throughout with a sitting room, snug and open plan kitchen/dining room on the ground floor. On the first floor, accessed via two stair cases are 3 bedrooms, the master having an ensuite and a lovely family bathroom.



ACCOMMODATION

From the driveway, a pathway leads along side the garden to the main door which opens onto a raised landing with stairs rising to the first floor and down into the kitchen. Extended and upgraded by the current vendors, the kitchen is fitted with an attractive range of base and wall units with a solid work top over and integrated breakfast bar. There is a fitted electric oven and hob, a Belfast sink, integrated dishwasher and space for a fridge freezer. From here, there is a seating area underneath a picture window. The dining area is attractive with half wood panelling to one wall and a doorway leads into a charming snug with a wood burner, exposed wood beam, second stair case to the first floor and opening into the sitting room. Around 22ft in length the sitting room has windows to both sides, a gas fired stove in a hearth and at the end a door leads to a front porch with a door to the side and another into a utility/down stairs W.C.

On the first floor, the main bedroom is around 22ft in length with exposed wood beams and at the end is an ensuite with bath, hand wash basin and a low level W.C. On the other side of the landing is a second double bedroom with another door leading onto a second landing with the staircase leading to the kitchen. There is a stunning family bathroom, with roll top bath, hand wash basin and a W.C and at the end of the house a third double bedroom with two sky lights.

OUTSIDE

To the front of the property, unusual for Lymptstone is a concrete and gravel driveway providing parking for a number of cars and two single garages with metal up and over doors. Subject to the usual planning consents there is potential to demolish the garages and create a new garage with accommodation over. A path leads to the main garden which is located behind the garage and offers a good degree of privacy with a number of seating areas including a patio seating area with pergola. There are a number of areas laid to lawn and at the top a timber summer house. On the other side of the house, at the front is a storage space for a boat or trailer and a gate leads to a path leading up the side of the house giving access to the front/side door and a second door into the dining room.

SERVICES

Current Council Tax: D

Utilities: Mains gas, electric and water

Drainage: Mains drainage

Heating: Gas central heating and wood burner

Tenure: Freehold

Standard and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter and the M5 head South along the A376 passing through the villages of Exton and Ebford. Pass the sign for Lymptstone and at the traffic lights by The Saddlers turn right, follow the road along and the house is on the right hand side.

What three words;///disbanded.trifle.dote



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.



Approximate Area = 1776 sq ft / 164.9 sq m
 Garage = 316 sq ft / 29.3 sq m
 Outbuilding = 227 sq ft / 21 sq m
 Total = 2319 sq ft / 215.2 sq m
 For identification only - Not to scale

Garage / Outbuilding

Outbuilding

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1416811



| 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 | | | |
| | | 75 | 79 |
| England & Wales | | EU Directive 2002/91/EC | |

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