



naomi j ryan  
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Air Source Heat Pump



2 Parking Spaces



Enclosed Rear Garden



Council Tax Band: C

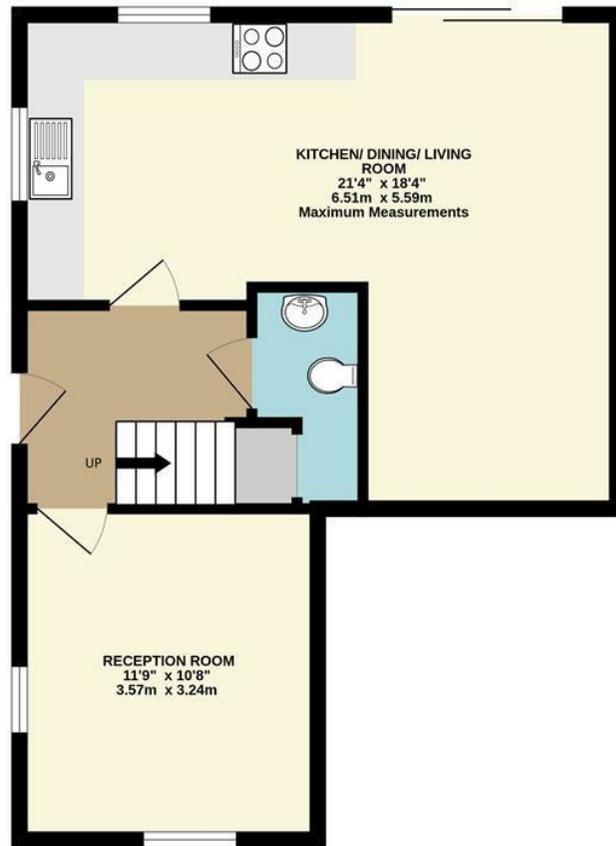
£350,000 Freehold

Bluebell Cottage, Ludwell Lane,

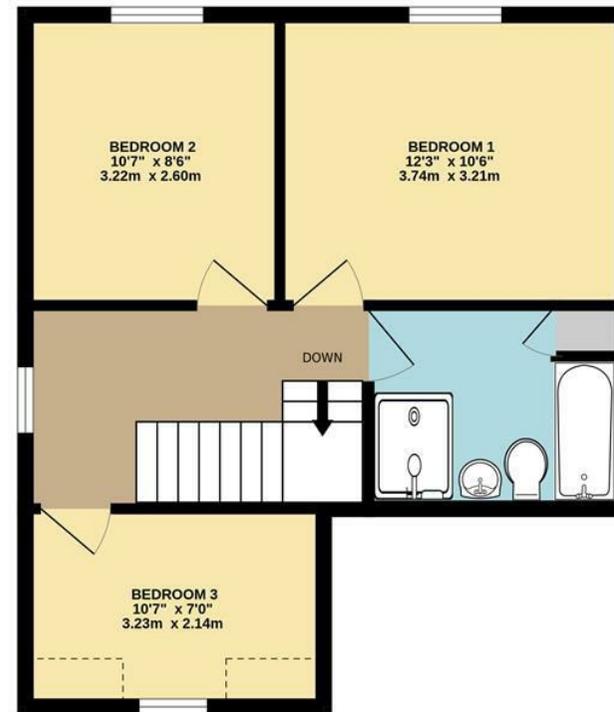
Ludwell Valley, Exeter, EX2 5AQ

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SUMMARY

A superb three-bedroom semi-detached residence offering views over Ludwell Valley Park, available for sale with no onward chain. Ludwell Valley Park is one of the six Exeter Valley Parks overseen by Devon Wildlife Trust. Numerous fields provide free access for those wishing to appreciate this serene environment. The location ensures excellent connectivity both into and out of the city. The City Centre is located approximately three miles away, with more local amenities including a supermarket, pharmacy, Wonford Sports Centre, and Pynes Hill Business Park.

Bluebell Cottage offers flexible, spacious living across two levels, featuring an entrance hall and a ground-floor cloakroom with convenient understairs storage. There is an exceptional open plan kitchen/living/dining area, creating an ideal space for entertaining, with views extending to the rear garden and beyond. The kitchen is equipped with a modern range of units and benefits from dual aspect windows on the side and rear of the property. A separate living room, also dual aspect, offers a more intimate reception area. On the first floor, there are three generously sized bedrooms, two of which boast charming views to the rear, along with a modern bathroom with a separate shower and bath.

The exterior features a level enclosed garden with a southerly aspect, primarily laid to lawn with a paved patio area, and a gate providing side access. The garden offers delightful views to the rear, and there is a useful shed.

At the front of the property, there are two designated parking spaces.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick and mortar with render.

Utilities: Mains water and electricity. Private drainage (sewage treatment plant).

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

Please do not use the postcode for directions.

what3words: ///making.carry.bake

Google coordinates: 50.71143978742815, -3.492442324058947

## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





BRITISH PROPERTY AWARDS

2021  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2022  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2023  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2024  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS

2025  
★★★★★  
GOLD WINNER

ESTATE AGENT IN EXETER

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |   | Current                 | Potential   |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs |   |                         |   |
| (92 plus)                                   | A |                         | 91  |
| (81-91)                                     | B |                         |   |
| (69-80)                                     | C | 78                      |   |
| (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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