



Byways House, Exton, Devon

 **Knight  
Frank**





A beautiful contemporary home with superb views in one of the **best locations** on the Exe Estuary.

---

## Summary of accommodation

### Ground Floor

Reception hall | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility | WC  
Swimming Pool | Gym | Shower | Two WCs | Plant Room  
Double garage | Additional garage/workshop

### First Floor

Principal bedroom suite | Four further bedrooms (one en suite) | Family bathroom

### Second Floor

Bedroom

## Distances

Topsham 2.2 miles, Exmouth 4.2 miles, Exeter 7.3 miles (London Paddington 2 hours 45 mins)  
(All distances and times are approximate)



Knight Frank Exeter  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

Mark Proctor  
01392 423111  
[mark.proctor@knightfrank.com](mailto:mark.proctor@knightfrank.com)



## Situation

Exton is perfectly located for everything the Exe Estuary has to offer. Equidistant between Topsham and Lympstone, Exton has a thriving community. The village has access to multiple public houses via the Exe Estuary Trail, and is in the catchment for some excellent primary schools.

There is a regular train service operating between Exeter and Exmouth. There are lively sailing clubs nearby and plenty of clubs and societies. Exeter has a Waitrose supermarket, John Lewis store and the Princesshay shopping centre with its many shops and restaurants to choose from.

The River Exe and surrounding countryside offer many long walks or bike rides directly from the property, whilst Exton is uniquely placed to enjoy all that the surrounding area has to offer with Dartmoor and many miles of fantastic coastline being within easy reach.

A cycle path runs from Exmouth to Lympstone, on through Exton, Topsham and onto Exeter. You can rent bikes by the hour or day at nearby Darts Farm, close to Topsham. The Puffing Billy in Exton is also extremely popular with locals and those from outside the area.









Education provision in the area is excellent both in the state and private sectors. Schools include Exeter School, Maynard School and the Cathedral School in Exeter. There is also Blundell's at Tiverton which can be reached by a bus service from Exeter.

## Description

Byways House is a wonderful contemporary home in an enviable position overlooking the River Exe. There is a great sense of arrival via a gravel drive with plenty of parking. On entering the house there is an impressive light entrance hall from which all the main accommodation is accessed. The property is ideal for entertaining with a superb kitchen breakfast room with direct views over the garden and estuary beyond. There is also a separate living room with a wood burner as well as an office making this property perfect for working from home.

In addition to the main accommodation there is an extensive pool area with a jacuzzi as well as a gym.



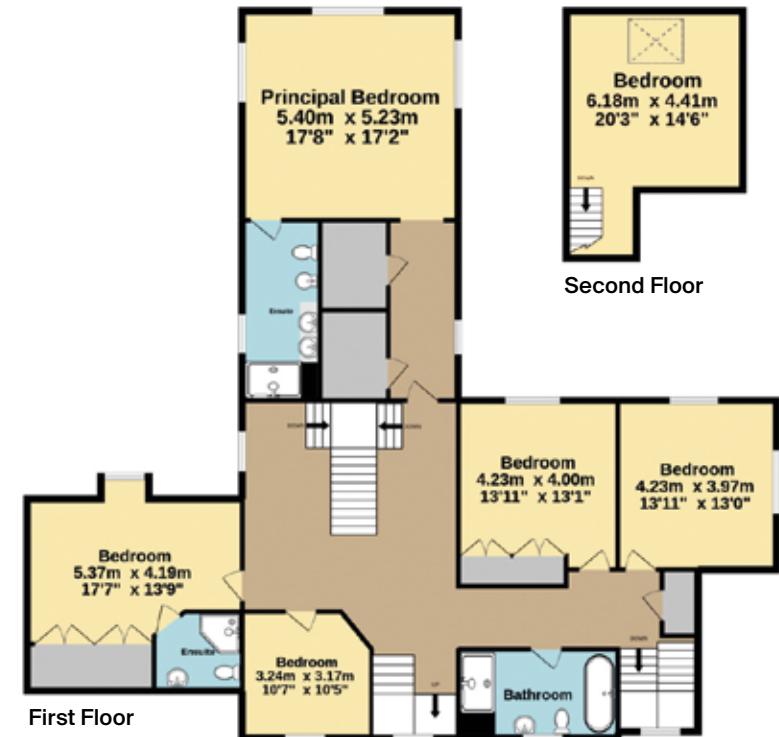
## Approximate Gross Internal Floor Area

6,737 sq ft / 625.9 sq m

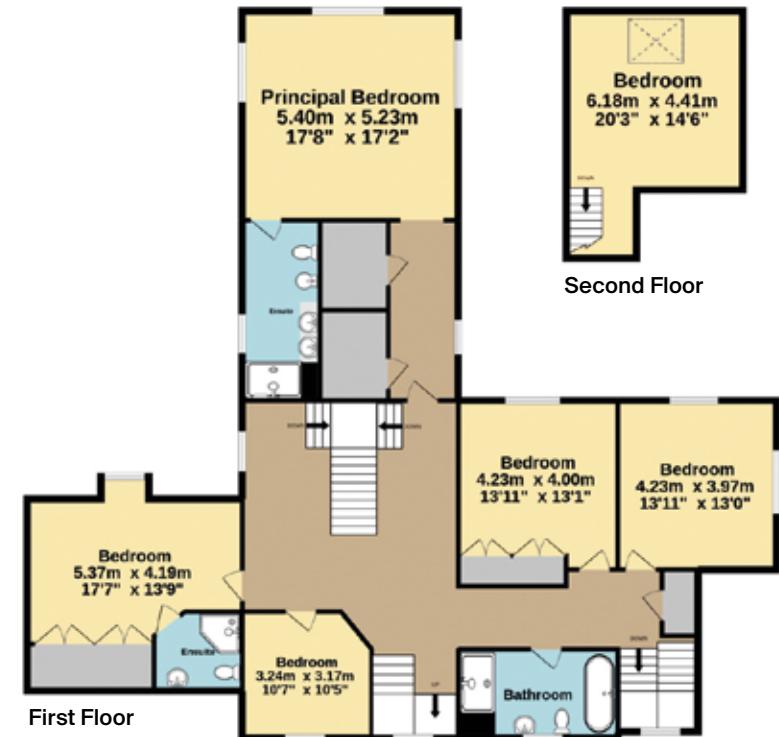
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor



There are six bedrooms in total offering real flexibility which include an impressive principal suite with far-reaching views over the estuary.

For car enthusiasts there is also extensive garaging as well as a separate workshop.

Outside there is a very attractive south-facing garden making this home a very desirable package in one of the best locations on the Exe Estuary.







## Services

Mains water, electricity and gas. Private drainage.

## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

## Local authority

Exeter City Council 01392 277888  
[www.exeter.gov.uk](http://www.exeter.gov.uk)

## Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

## Directions (Postcode EX3 0PW)

From Darts Farm take the main road to Exmouth on the A376 through Ebdorf towards Exton. Pass the Harvest petrol station on the right hand side and right down Exton Lane. Carry on and you will meet Green lane. Turn right and then take the first left down the private lane and Byways House is at the far end on the left handside.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
Particulars dated April 2022. Photographs dated April 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing, [help@knightfrank.com](mailto:help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

Brochure by wordperfectprint.com



The logo for Knight Frank, featuring a red stylized diamond shape composed of four smaller diamonds, with the company name "Knight Frank" in a red, sans-serif font to its right.

Knight  
Frank

