



South Lodge, Lypstone, Devon

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A fabulous family home with a separate plot with planning to **create an outstanding contemporary property** in the Walled Garden.

**Summary of accommodation**

**Lot 1: Main House**

Kitchen dining room | Sitting room | Utility | Study | Principal suite and balcony | Four further bedrooms | Family bathroom

Outbuildings

In all about 1.79 acres

**Lot 2: Walled Garden proposed plans**

Sitting/dining room | Kitchen | Study area | Utility | Larder | Snug | Plant room | Principal suite | Three further bedrooms and one en suite

Family bathroom

Garage | Greenhouse | Workshop with WC | Plant room

In all about 1.45 acres

**Lot 3**

Paddock bordering the lane to South Lodge

In all about 0.95 acres

**Distances**

Topsam 4.4 miles

Exeter 9.5 miles (London Paddington 2hrs 10mins)

(All distances and times are approximate)



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## Situation

South Lodge and The Walled Garden are located down a discreet private lane with beautiful far-reaching views over the fields towards the Estuary and beyond. Originally a small fishing village, Lymptone retains much of its character and charm. It has excellent facilities for day to day requirements including a primary school, shop, four pubs, a post office, sailing club and a café. There is also the acclaimed Lymptone Manor, a luxury five star country house hotel with Michelin star fine dining.

The location is ideal for enjoying a waterfront lifestyle with the perfect combination of privacy and accessibility. The railway station at Lymptone, which is close by has a direct train service to Exeter from where there is a regular train service to London Paddington.

Exeter city centre is about nine miles from Lymptone and offers a wide 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.

There are many well-regarded private and state schools in the area including Exeter School, Blundells, Taunton School, King's College, Wellington, Colyton Grammar and slightly further afield is Millfield.

## The property

South Lodge is a fabulous contemporary home, which has been considerably improved and extended in recent years, creating a magnificent family home in a beautiful edge of village location overlooking the Exe Estuary. The property is well located, being within easy reach of Exeter, communication links, the Exe Estuary and surrounding coastline. The house and Walled garden have been divided into two lots:

### Lot 1

The main house sits in approximately 1.79 acres of generous gardens and grounds with plenty of space and great views. It is now a wonderful five/six bedroom home. This includes a fabulous principal suite with a balcony and views over the estuary.





All the reception space is accessed off a generous entrance hall. There is a fantastic open plan kitchen, living and dining room, with bi-fold doors opening onto a south-facing terrace which overlooks the estuary. There is also a separate sitting room and snug with an open fire for cosy evenings in. The separate office is also ideal for working from home and there is good Wifi throughout. There are also a number of outbuildings ideal for storage and garden equipment.

The south-facing gardens have been well kept and include large areas of level lawns and paddocks with mature trees and shrubs.





# Lot 1 - South Lodge House

Approximate Gross Internal Floor Area  
398.4 sq m (4288 sq ft)

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.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside







Computer generated image



Computer generated image

### Lot 2

The walled garden is a superb plot and development with the opportunity to create a one off contemporary home. It has planning permission for a 4000 square foot modern family home which will be low built and sits within the boundary wall. There are extensive outbuildings including a barn/workshops, stables and a potting shed. The planning is for four bedrooms and open plan living accommodation with excellent flow between the house and outdoor space.

### Lot 3

An area of paddock bordering the lane to South Lodge amounting to approximately 0.95 acres.



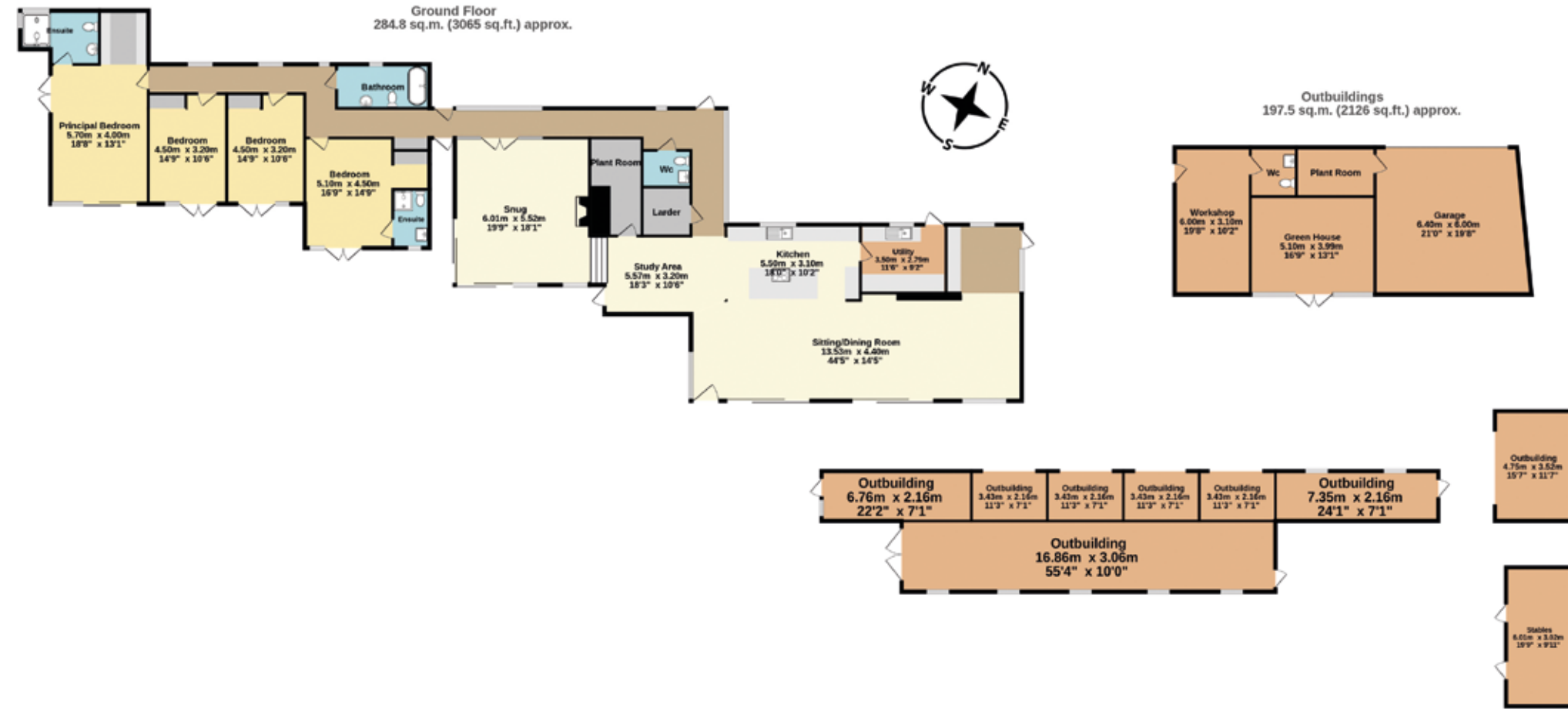


# Lot 2 - The Walled Garden

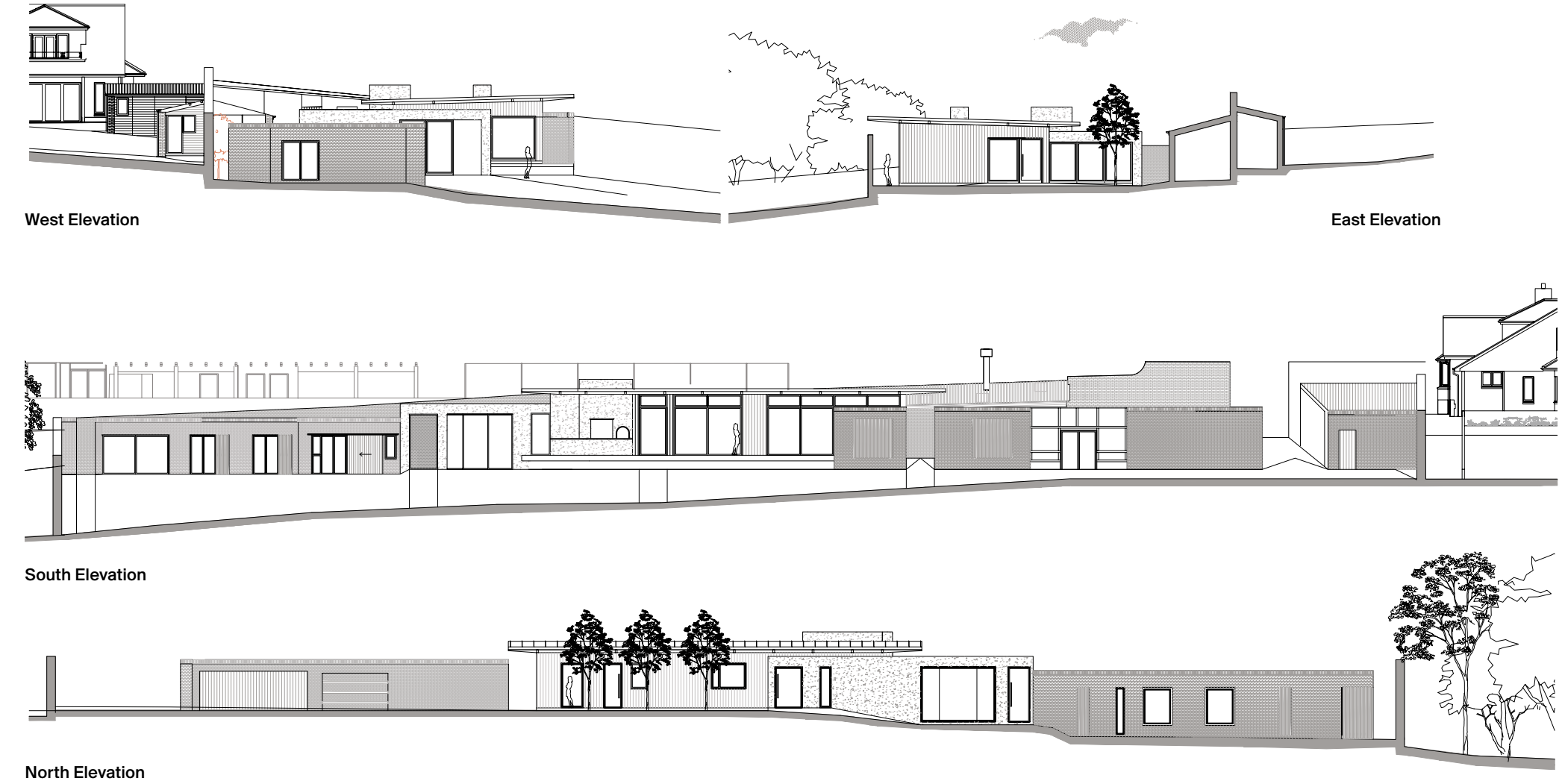
Approximate Gross Internal Floor Area  
517.1 sq m (5566 sq ft)

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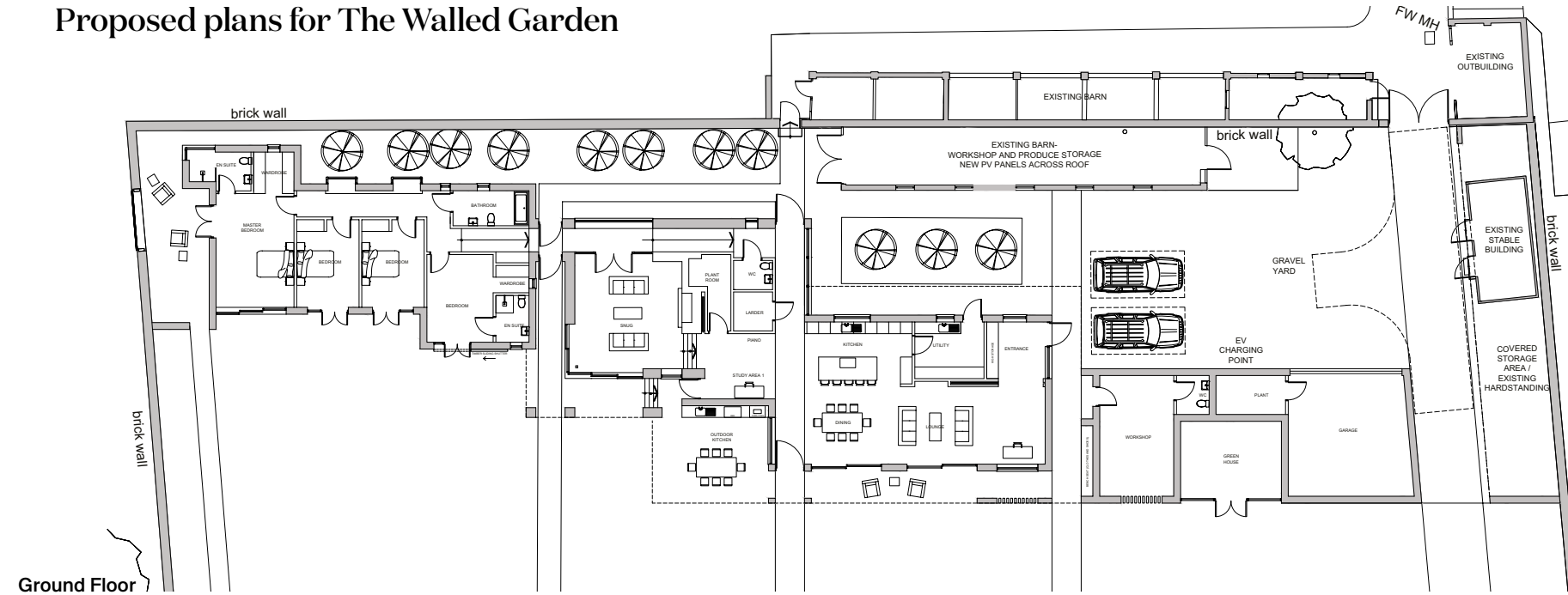
- Reception/Kitchen
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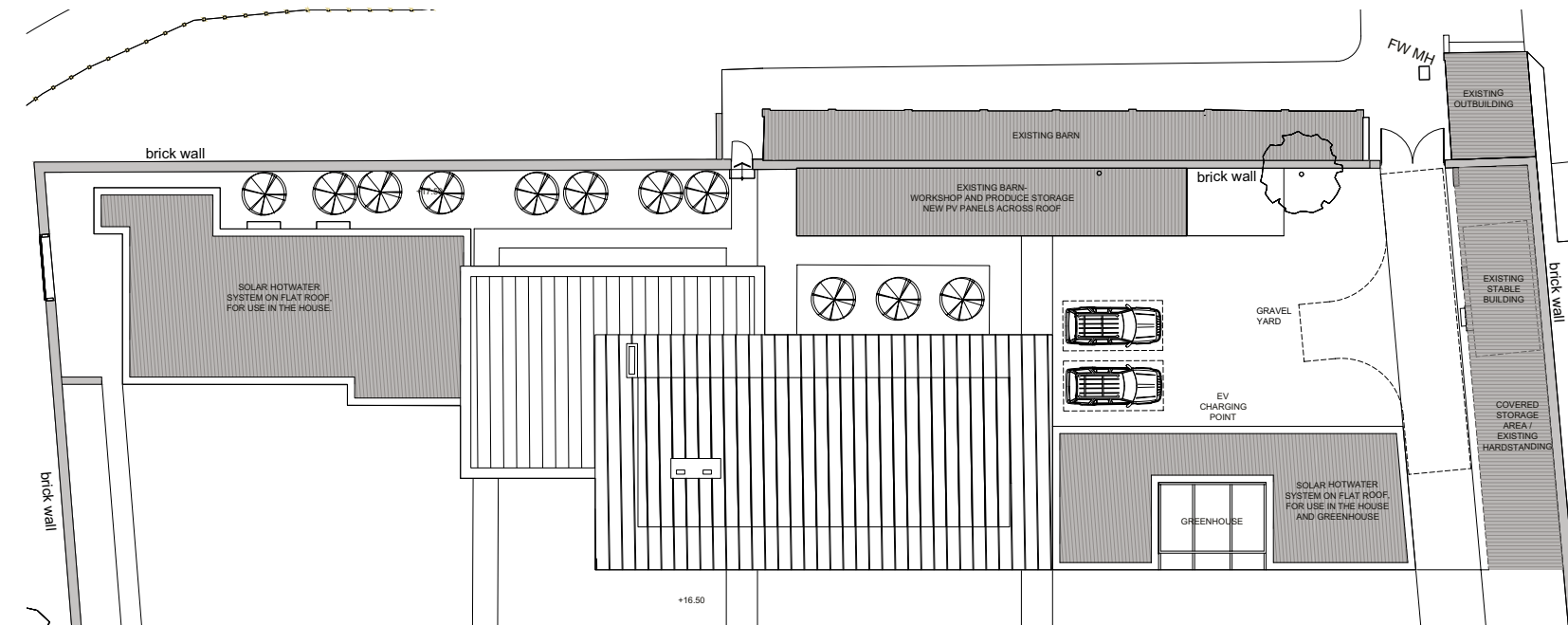
# Proposed elevations for The Walled Garden



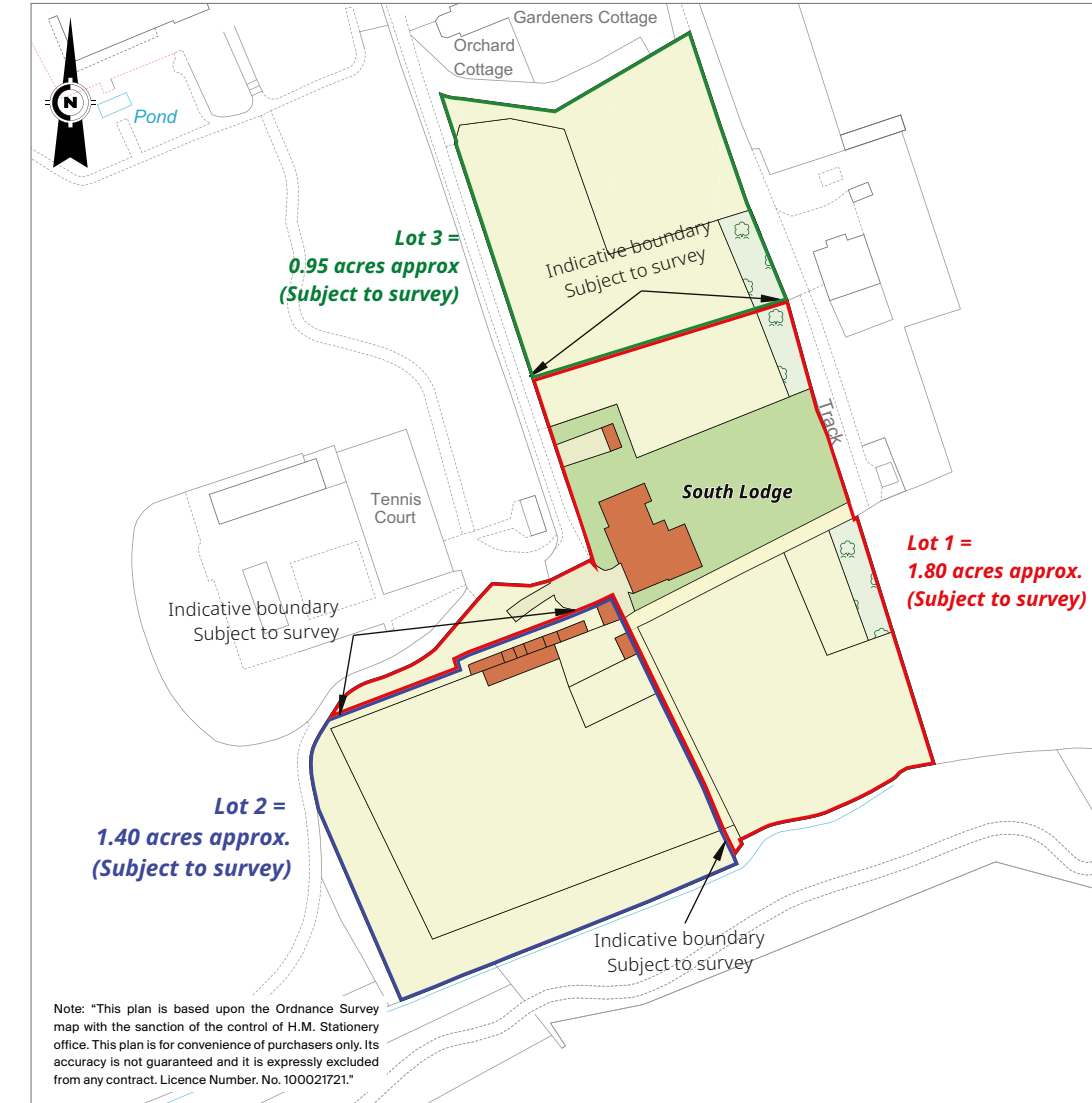
## Proposed plans for The Walled Garden



Ground Floor



Roof Floor



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

## Services

Mains electricity, water and 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.

## Viewing

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

## Directions (Postcode EX8 3NZ)

Take the A376 from Darts Farm towards Exmouth. Continue to Lymstone and pass St. Peters School on your left. Continue a short distance then turn right down Courtlands Lane and take the first left fork to the end and South Lodge and The Walled Garden are at the end of the road.

## Property information

Tenure: Freehold

Local Authority: East Devon District Council: 01395 516551

[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

Council Tax: Band D (For current house South Lodge)

EPC Rating: C (South Lodge currently)

Guide Price: Lot 1: £1,550,000

Lot 2: £950,000

Lot 3: £150,000



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.

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