



BROOK COTTAGE

Ebford, Near Exeter, Devon



A DELIGHTFUL, WELL-PRESENTED FAMILY HOUSE OFF A QUIET LANE ON THE EDGE OF THE VILLAGE

Close to the Exe Estuary and with easy access into Exeter

Summary of accommodation

Ground Floor: Reception hall | Kitchen/dining/living room | Sitting room | Study | Utility/boot room

First Floor: Bedroom/wet room suite | Three further bedrooms and family bathroom

Outside: Double garage and games room | Parking | Gardens

Distances: Topsham 2 miles, Exeter City Centre 6 miles, M5 (Junction 30) 3 miles, Exmouth 5 miles
(All distances are approximate)

SITUATION

Ebford is situated on the eastern banks of the Exe Estuary, near to where the River Clyst joins the main River Exe, with rolling countryside to the east and all the sailing and other attractions of the estuary close by. There is a pub, The St George and Dragon, and, in nearby Exton, the popular Puffing Billy gastro pub.

Very close by is Dart's Farm shopping village (1.1 miles), winners of the Farm Retail Awards best farm shop in the UK, 2025, and offering restaurants, cafés, shops, wellness spa etc.

The route 2 cycle network connects to Topsham, Exton, Exmouth and the Exe Estuary, a short walk down a quiet lane.

The nearby ancient port town of Topsham is famous for its shipbuilding and maritime heritage, 17th century Dutch style architecture and charming narrow streets and there is an excellent selection of amenities including primary school, range of independent shops, supermarket, pubs, cafés, excellent restaurants, doctor's surgery, museum and antique shops, including the former Customs House on the quay. There is a variety of sporting facilities including sailing club, outdoor swimming pool, bowling green and tennis courts, as well as the annual Topsham Food Festival.

There are ferries across the estuary from Topsham to both The Turf and Double Locks pubs and scenic walks including the Exe Estuary Trail, a 16 mile, mainly flat, cycle and walkway all around the estuary, taking in pretty villages such as Lympstone. The Exe Estuary is one of the most important estuaries in Europe for wildlife, particularly migratory birds, and the RSPB Bowling Green Marsh nature reserve is very close to Ebford.

At Exmouth, at the mouth of the estuary, is a marina and sandy beach providing excellent facilities for sailing and other water sports.

There is a good selection of schools in the area with primary schools in Clyst St George and Topsham, secondary schools including Clyst Vale Community College and in Exeter, Exeter College sixth form college and private schools including Exeter School and Maynard's School for girls.



The university and cathedral city of Exeter is a short drive away with all its many cultural, shopping, culinary, leisure and sporting facilities including theatres, cinemas, museum, Exeter Golf and Country Club (3 miles) and one of the UK's top universities. Sandy Park, home of Exeter Chiefs, is just 3.5 miles away.

There is quick access onto the M5 motorway at junction 30 and at Topsham is a station with regular services to Exeter and Exmouth. In Exeter are stations with mainline connections to London (Paddington and Waterloo). Exeter Airport is 6 miles away with flights to both domestic and international destinations.

THE PROPERTY

Believed to date from the 1920s, with extensive alterations and improvements undertaken over the years, including by the current owner, Brook Cottage is a delightful, well-presented detached house located off a quiet lane on the edge of the village and bordering open farmland. It provides spacious accommodation set in a large, level, southwest-facing garden, with a double garage and separate studio/games room.

The driveway opens into a gravel parking and turning area beside the house. The generous entrance hall leads to the heart of the house, a wonderful, spacious 20ft L-shaped kitchen/dining/family room with engineered oak-boarded flooring, fitted kitchen with 4-oven gas-fired AGA, a sitting area with fitted bookcases, and French doors to the terrace and garden. A door from the kitchen leads into the inner hallway with doors into a study overlooking the garden and a substantial 24ft dual-aspect sitting room with fitted shelving and a feature fireplace incorporating a woodburner. Also on this level is a sizeable utility room equipped with bespoke cupboards and a separate WC.

From the kitchen, a door opens to the staircase up to the landing. The principal bedroom has fitted wardrobe cupboards and a dual aspect with a lovely outlook over the adjacent farmland. Bedroom 2 again offers views over the neighbouring farmland as well as an en suite wet room.



The two further bedrooms both have fitted wardrobe cupboards. A large family bathroom offers both a walk-in rain shower with remote electronic controls and a large Bette bath, as well as underfloor heating.

On the opposite side of the driveway and parking area is the detached double garage with electric up-and-over door, power, and lighting. At the rear of the garage is a separate games room which could also serve as a studio or home office.

French doors from the kitchen open to a paved terrace overlooking a level lawned garden with apple tree and edged by a small brook. The garden borders open farmland along one side and mature hedges and trees on its other boundaries, providing a wonderfully private and tranquil space.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains gas, drainage, water and electricity. Gas fired heating.

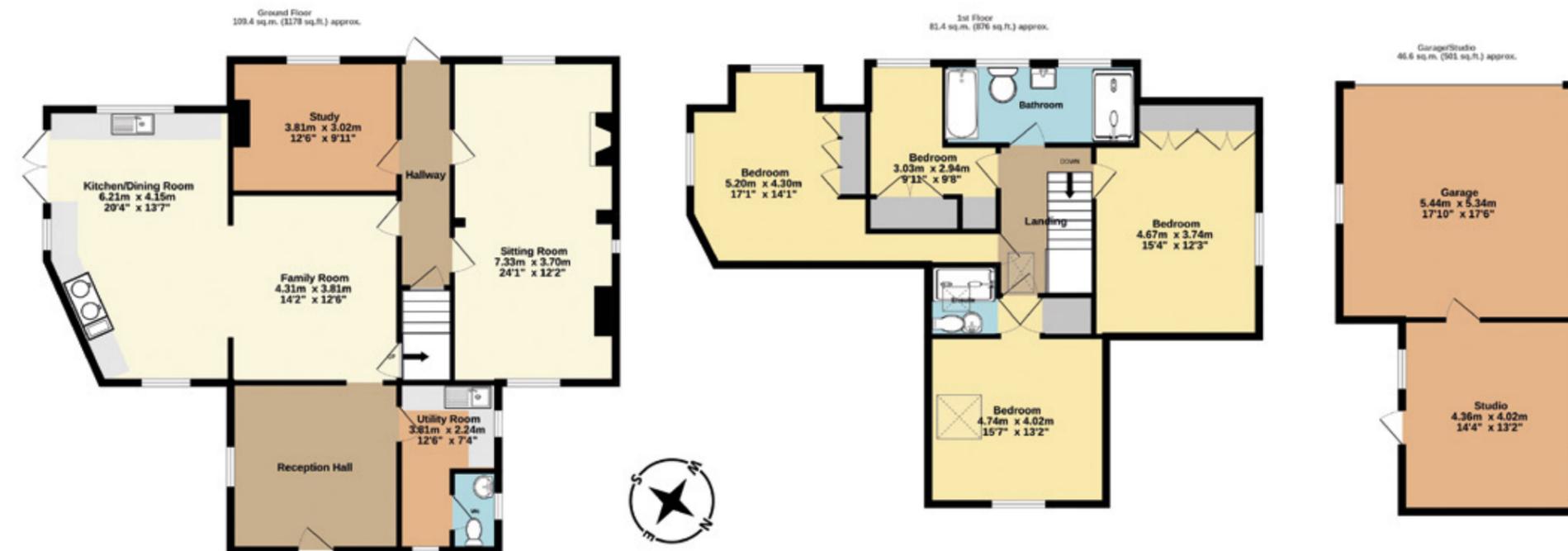
Local Authority: East Devon District Council: 01404 515616

Council Tax: Band G

EPC: C (70)

Directions: EX3 0QT

What3words: ///swaps.season.driveways



Approximate Gross Internal Area
237.4 sq.m. (2555 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 March 2026. Photographs and videos dated February 2026. All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.