



COURT LODGE

Sowton, Exeter, Devon, EX5 2AE

complete.
thoroughly good property agents



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The property is located in Sowton Village, just a short distance from the new town of Cranbrook, with local shops, amenities, schools, supermarkets and a train station with links to Exeter and London Waterloo. The area is surrounded by East Devon countryside and Sidmouth, Budleigh Salterton and Exmouth beaches are all a short drive away.

The A30 & M5 are also close by, giving easy access to Exeter and Plymouth & Northwards to Bristol.

- Detached Victorian Lodge House
- Village location - close to Exeter and A30/M5
- Two bedrooms
- Two reception rooms and a kitchen
- First floor bathroom
- IN NEED OF REFURBISHMENT
- Circa 0.17 acre plot - with wrap-around gardens
- Double garage and off-road parking
- Grade II Listed
- Individual characterful home with architectural importance



Detached
Home



Village
Location



2
Bedrooms



4
Bathrooms



2 Reception
rooms



Garage,
off-road parking



Large
garden



Council
tax band: D

E
P
C
Rating:
G

STEP INSIDE

Set off Sowton Lane with a large hedgerow offering complete visual privacy, the Lodge House is accessed just off the side lane through the gate pillars, where the gabled porch with its characterful “gabled with wavy barge boarding” greets you. Here, you walk into the main Living Room with a central log burner fireplace and bay window overlooking the gardens. From this room, you walk on to the dining room, again with a bay window overlooking the Sowton Lane hedgerow, stairs to the first-floor accommodation and access directly into the kitchen. The central internal wall is characteristically dressed limestone. The kitchen has a range of cupboards, work surfaces, sink/drain, space for fridge/freezer, electric cooker point, plumbing for a dishwasher and a large window overlooking the gardens. A barn-style door leads to the side. Here, just off the kitchen, is a utility area, giving extra space.

The first floor has two spacious bedrooms, lovely views and a modern shower room, all with plenty of natural light.

The gardens wrap around the property. Private enclosed offering a blank canvas to be re-modelled, designed and landscaped. A double garage with storage above sits to the rear of the plot and off-road parking is in front.





AGENTS NOTE

The property is Grade II listed (see below details) & needs refurbishment throughout. Buyers are advised to conduct their own due diligence regarding refurbishment & improvement works. Heating is currently via the log burner in the Living Room & standalone electric radiators. We have been advised that there is a boiler, however we do not know that any central heating or hot water system is working.

Buyers are welcome to arrange for suitably qualified professionals to visit & inspect the property whilst conducting a viewing.

For any further information or questions prior to viewing, please contact Stuart Sealey, stuart.sealey@completeproperty.co.uk



GRADE II LISTING DETAILS

SOWTON SOWTON LANE (east side) SX 99 SE 1/50 Court Lodge with gatepiers - and gate 19.12.74 - II

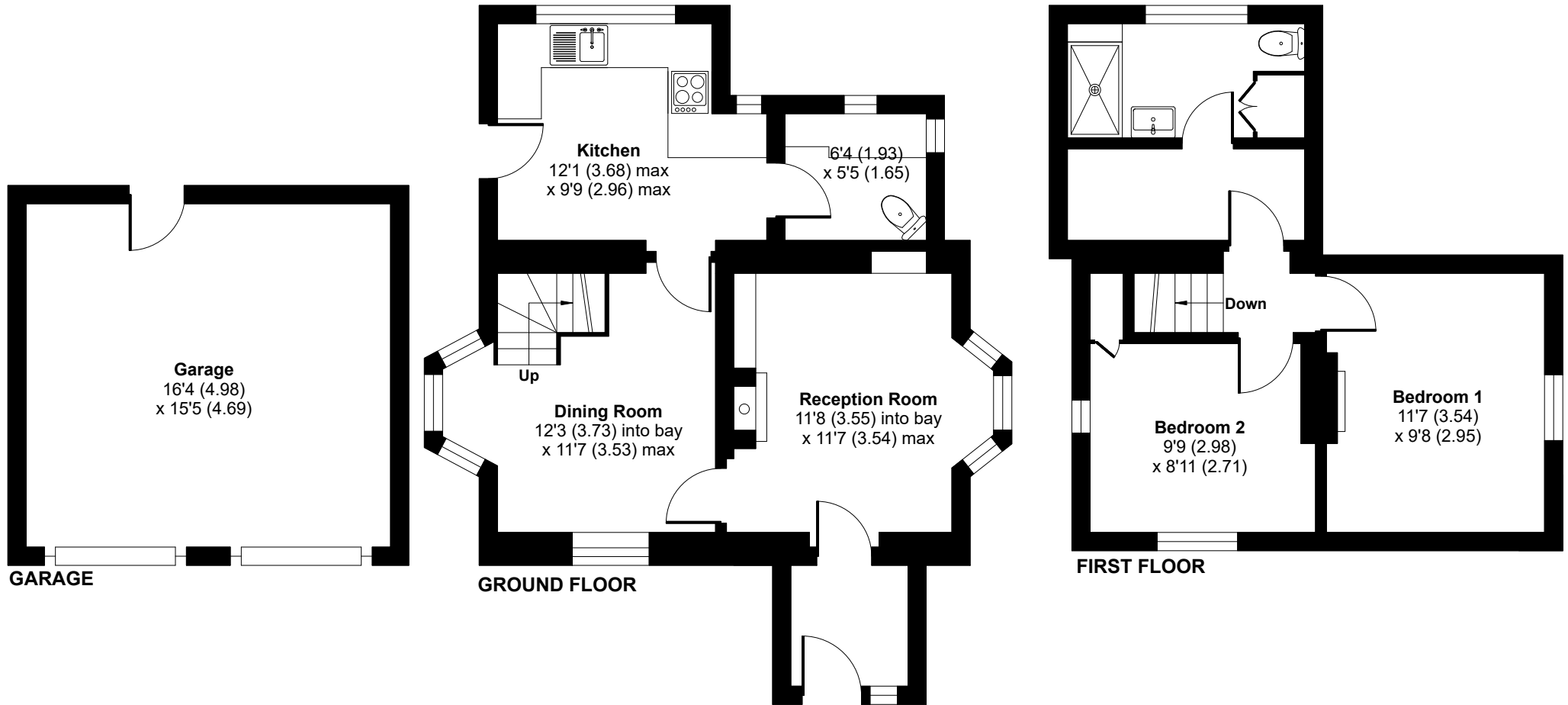
Former lodge to Bishop's Court. 1834. Snecked limestone; gabled end slate roof. Single-depth plan cottage, with 2 rooms, with an entrance lobby with large porch set right of centre; central axial stack with C20 brick shaft. 1 1/2 storeys. Front: (facing drive) : porch to right, gabled with wavy barge boarding, with an elliptical chamfered stone arch; to the left of this is a 2-light casement window with transom, and a separately gabled half dormer with traceried triangular head to the 2-light casement window. Left-hand end faces the road with a 2:4:2 pane canted bay, with single lancet window to gable wall; prominent barge boarding. Right-hand end : 2-light casement window to gable wall, with hood mould; ground floor with canted bay, as to the other end. A C20 rear wing has been added, of 2 storeys, reconstituted stone to ground floor, slate-hung above. The associated gate piers, of limestone, square section, with pyramidal caps, and the wooden gate, traceried, with fleur-de-lis to upper rail, are included in this listing.



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TOTAL APPROXIMATE FLOOR AREA
1073 SQ FT/ 99.6 SQ M



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Get in touch with Complete Exeter to find out more and to book your viewing:

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