



Amberwood Exmouth Road, Lypstone, Exmouth, EX8 5AF
Asking Price £640,000


FRANCIS LOUIS
Residential

Beautiful 4-Bedroom Home with Versatile Standalone Dwelling – Lympstone

A beautifully presented four double-bedroom detached home accompanied by a versatile standalone dwelling, offering an incredible opportunity for investment or multi-generational living.

The part-built standalone dwelling comes with full planning permission, allowing it to be completed as a garage with an annex—perfect for extended family or guest accommodation. Alternatively, subject to further planning, it could be developed into a completely separate property, making it an excellent investment opportunity.

The main residence features two spacious reception rooms, a well-equipped kitchen, and two modern bathrooms, providing

generous living space for families. Set within beautiful gardens with picturesque countryside views, the property also benefits from ample parking for multiple vehicles, adding both convenience and practicality.

Situated in the highly sought-after village of Lympstone, this property offers a rare combination of stunning living space and exciting development potential.

Don't miss out—contact us today to arrange a viewing!



A Rare Opportunity in a Highly Sought-After Village

Welcome to this beautifully presented four-bedroom detached home, offering spacious and versatile living in the desirable village of Lympstone. Set within generous gardens and enjoying breathtaking countryside views, this charming property provides the perfect blend of comfort, practicality, and investment potential.

Exciting Development Potential – Standalone Dwelling

A key highlight of this property is the part-built standalone dwelling, a rare and highly versatile addition that comes with full planning permission. This space offers fantastic flexibility, allowing the next owner to:

- Complete it as a garage with an annex, ideal for extended family, guest accommodation, or a home office.
- Transform it into a completely separate residence (subject to additional planning), creating a fantastic investment opportunity or additional rental income.

This unique feature adds significant value and makes the property particularly appealing to those seeking multi-generational living or those looking for a smart investment opportunity.



The Main House – Elegant and Spacious Living

The main home is generously proportioned and thoughtfully designed, offering plenty of space for families and those who love to entertain. Inside, you will find:

- Four well-sized double bedrooms, ensuring comfort and space for the entire family.
- Two stylish bathrooms, finished to a high standard for modern living.
- Two spacious reception rooms, ideal for both relaxing and entertaining.
- A well-equipped kitchen, providing the perfect space for cooking and dining.
- Beautiful gardens, offering plenty of outdoor space to enjoy the countryside surroundings.

Outdoor Space & Parking

The property is set within a large plot, featuring well-maintained gardens and an abundance of private parking, making it perfect for those with multiple vehicles. Whether you want to relax outdoors, entertain guests, or simply take in the stunning countryside views, this home offers an enviable setting in a picturesque location.

Prime Location – The Desirable Village of Lypston

Situated in the ever-popular village of Lypstone, this property enjoys a fantastic location with a strong sense of community, excellent local amenities, and convenient transport links. The village boasts:

- Scenic walking trails and countryside views, perfect for nature lovers.
- A vibrant village atmosphere, with welcoming pubs, cafés, and local shops.
- Easy access to Exeter and the stunning Devon coastline, making it ideal for commuters or those who enjoy coastal living.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1566.79 ft²

Reduced headroom

4.07 ft²

(1) Excluding balconies and terraces

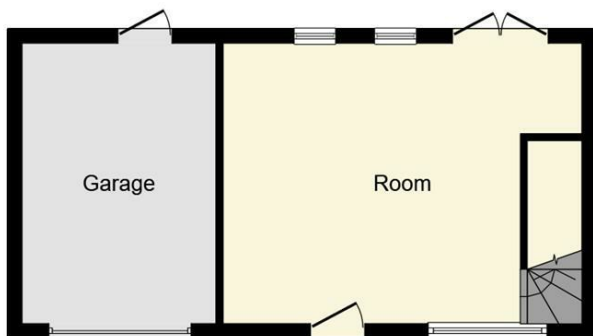
Reduced headroom

..... Below 5 ft

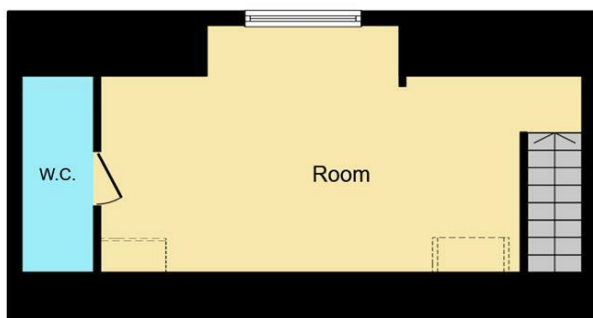
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

A Home with Endless Possibilities

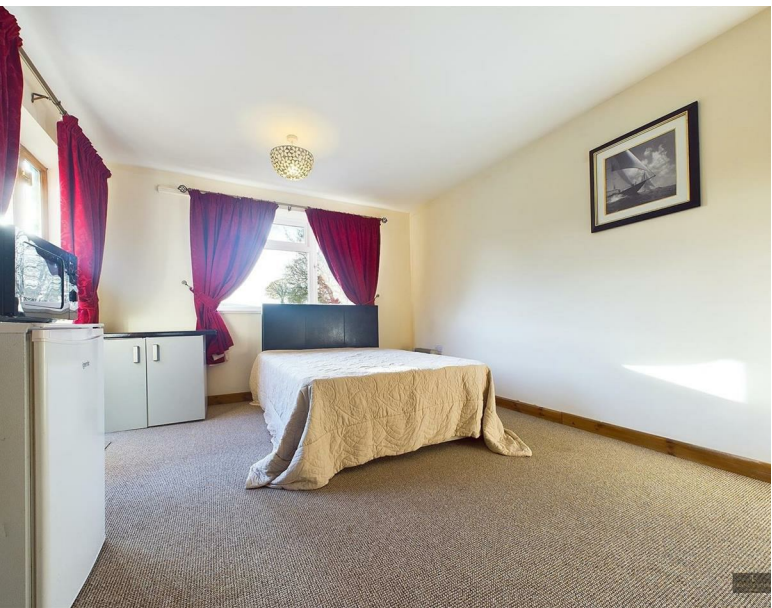
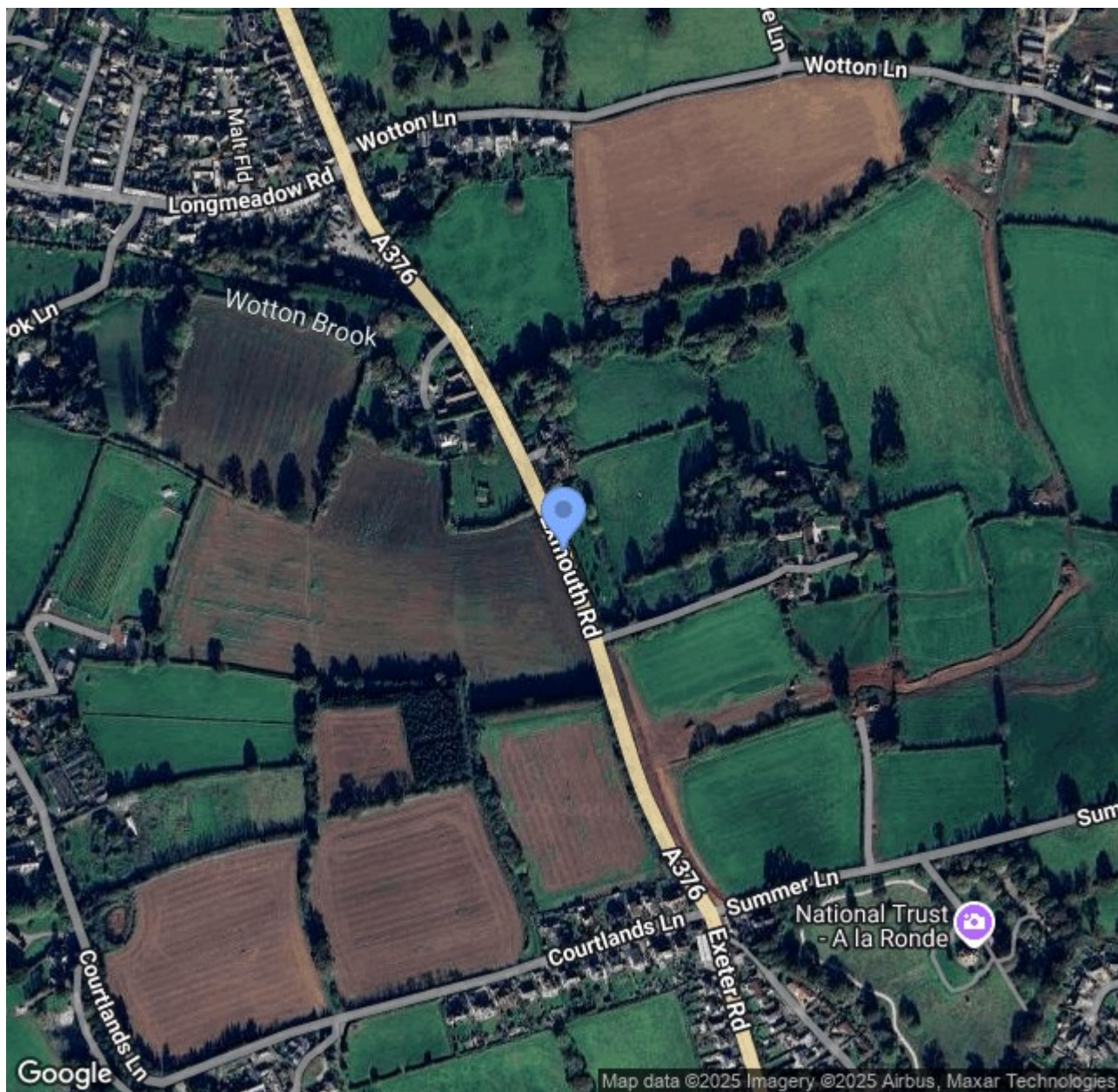
This exceptional property offers a unique combination of a stunning family home and an exciting development opportunity. Whether you're looking for a forever home, an investment, or additional living space for family, this property is sure to impress.

Don't miss out on this rare opportunity—contact us today to arrange a viewing!

Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis 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) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 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. VAT: the vat position relating to the property may change without notice.





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