



Black Forest Lodge
Mamhead | Exeter | Devon | EX6 8HR

BLACK FOREST LODGE

*Distinctive Character Country Residence
Surrounded by Fields and Woodland*



KEY FEATURES

Nestled in a peaceful rural setting and surrounded by open fields and woodland, this charming and stylish double-fronted country residence offers spacious and versatile accommodation, beautifully landscaped gardens extending to nearly an acre, and a wonderful sense of tranquillity.

Ground Floor

The front door opens into a welcoming and generous hallway filled with natural light from windows on either side, complemented by a decorative stained-glass panel that enhances the home's character and warmth.

To the front of the property are two superb bay fronted reception rooms. The main sitting room combines space and comfort, centred around a striking fireplace with a log burner, ideal for cosy evenings in. The elegant dining room also features a fireplace and enjoys a delightful outlook across the front garden.

A third reception room provides flexibility to be used as a study, home office, or additional ground-floor bedroom.

Designed with country living in mind, the home includes a practical utility/boot room, together with a ground-floor wet room, perfect for managing outdoor pursuits.

The spacious open-plan kitchen / breakfast room is fitted to a high standard, offering stylish built-in storage and lovely views over the garden. From here, a door leads to a vaulted cellar, an unexpected feature currently used as a home gym but easily adaptable for a range of uses.









SELLER INSIGHT

“ When we first discovered the property, it was the setting that captured our hearts: the generous space, total privacy, and the rare privilege of direct access into the forest. We're close to the beach, the train station, Exeter and the M5 all within easy reach, yet it feels like a peaceful world of its own.

The house itself was calling out to be loved. It was tired and neglected, full of potential and character. It needed us and we've poured care, time, and joy into bringing it back to life. Nearly seven years on, it sings quite literally, alongside the birds that now fill the garden and forest.

This home is so much more than bricks and mortar, it's a way of life. Winter evenings in the hot tub under a frosty, star-filled sky; log fires crackling in the lounge or dining room while we gather for Christmas dinner and quiet mornings with a cup of tea under the holly tree, watching deer wander through the woods.

We've loved growing our own fruit and vegetables, collecting fresh eggs, and enjoying the company of visiting wildlife including dormice, hedgehogs, foxes, deer, even the occasional pheasant casually strolling past the potting shed. The garden is alive with birdsong and bees, dragonflies flitting over the pond, and the comforting scent of roses as you arrive home.

There are memories in every corner: summer days on the deck with family and friends, autumn evenings around the brazier, sports days and hide-and-seek in the garden, breakfasts with Vincent the vole and Peter the pigeon outside the window. The cellar has been a calming retreat for crafts and exercise, while the summerhouse has hosted many happy guests.

We've enjoyed the balance of countryside and community, with dog walks at the beach, trips with the grandchildren to Haldon Forest Park, and lunches at nearby Kenton Park Estate or Powderham Castle.

We've always said that Big Friendly Lodge gives you space — space to think, to grow, to be. Whether you want quiet or company, projects or peace, this house welcomes it all. It's a home that adapts to you.

Why are we leaving? Simply because it's time. We're getting older, and we want to pass this beautiful home on while it's still full of life and in great condition, with a happy heart and ready for its next chapter.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







KEY FEATURES

First Floor

The first-floor landing is full of character, with leaded glass and skylight windows that fill the space with natural light.

Through an archway lies the impressive master bedroom, a dual-aspect space with extensive built-in storage. The en-suite bathroom is beautifully appointed, featuring both bath and shower, and enjoys pretty garden views.

There are three further generous double bedrooms, one of which benefits from its own en-suite shower room.

















KEY FEATURES

Outside

The property is approached via a long gravel driveway leading to a double garage, providing ample parking. The large front garden offers an inviting seating area that sets the scene for this picturesque country home.

The grounds extend to approximately one acre and have been thoughtfully landscaped to provide a variety of outdoor spaces and features. A workshop and log store add practicality, while a gate gives direct access into the surrounding woodland.

A charming grapevine-covered pergola leads to a fully serviced garden studio with power and water, perfect for use as a creative studio or home office.

For those with a love of gardening and self-sufficiency, the grounds include an established orchard, chicken run, greenhouse, potting shed, vegetable beds, fruit cage, and a professionally maintained beehive for home-harvested honey.

A large ornamental pond with mature planting forms a peaceful focal point, while the patio and connecting pathways create excellent flow between the house and garden. A secluded decked area with a hot tub provides the perfect spot for relaxing evenings or summer entertaining.



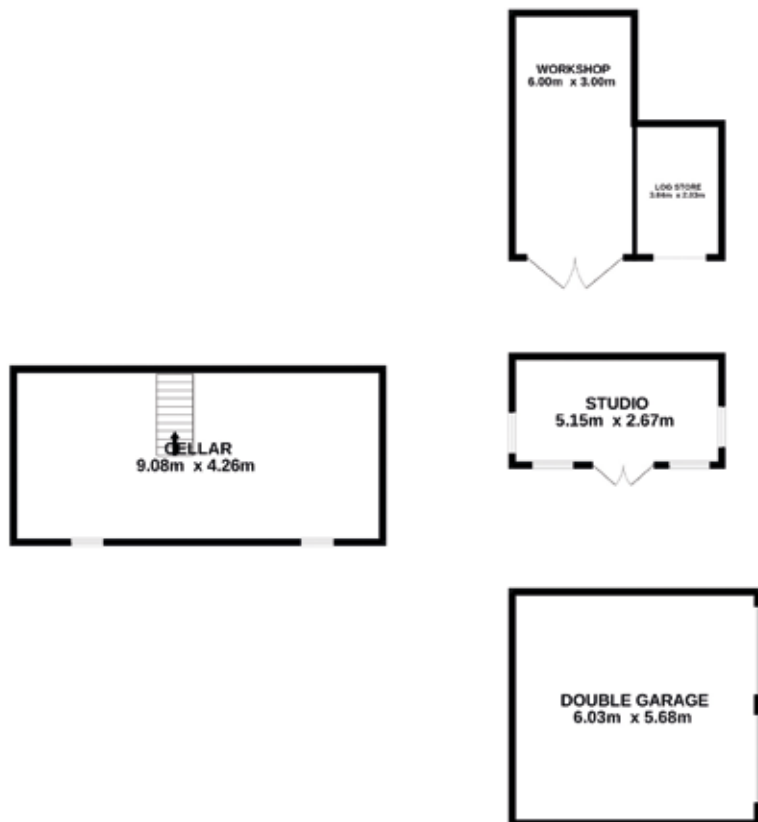
INFORMATION

Summary:

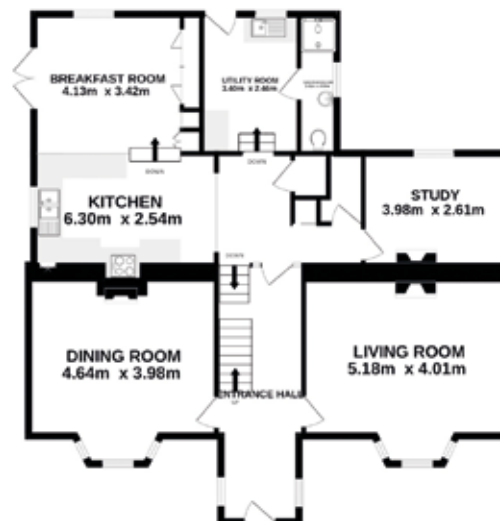
This exceptional country home perfectly combines character, comfort, and modern practicality in a truly idyllic setting. Surrounded by fields and woodland and set within nearly an acre of beautifully landscaped grounds, it offers a rare opportunity to enjoy a peaceful rural lifestyle without compromise. Whether relaxing by the fire, tending the gardens, or unwinding in the secluded hot tub, this residence provides a wonderful sense of space, privacy, and connection to the countryside. A home to be cherished for years to come.



BASEMENT
38.7 sq.m. approx.



GROUND FLOOR
182.6 sq.m. approx.



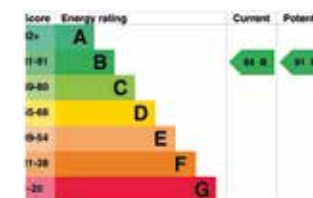
1ST FLOOR
85.0 sq.m. approx.



TOTAL FLOOR AREA : 306.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: F
Tenure: Freehold





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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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