



The Old Dairy







# The Old Dairy Jubilee Grove

Lympstone, Exmouth, , EX8 5LU

Exmouth Sideshore Development/Seafront 3 miles. Lympstone train station 1 mile. Central Exeter 8 miles. M5 motorway (J30) 5.5 miles.

A spacious and beautifully presented family home with separate cottage, garage/workshop, private gardens and wildflower meadow situated on the edge of this sought-after Estuary village with its pretty harbour

- Edge of sought-after village
- Multigenerational living
- Separate 2-bedroom cottage
- Ample parking and garaging
- Freehold
- Rural views over adjoining farmland
- Flexible 5-bedroom main residence
- Private gardens and wildflower meadow
- In total 0.95 acres
- Council tax band F

Guide Price £1,000,000

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@StagsProperty

## SITUATION

Lympstone is a highly regarded and sought-after Exe Estuary village with an excellent range of local facilities, including Sailing Club, Tennis Club, four Pubs, Michael Caines' Michelin Star restaurant, Lympstone Manor, Tea Rooms, Village Hall, Shop, Post Office, Primary and Pre-Schooling, as well as an Independent Preparatory School and a Railway Station connecting to Exeter. It is situated right on the Exe Estuary Trail, which runs along the Estuary linking Exmouth, Exeter and Dawlish.

The coastal resort of Exmouth, the most westerly part of the Jurassic Coast World Heritage Site, is within 3 miles and provides an extensive range of facilities and schools along with two miles of glorious sandy beach, marina and water sports centre. Breath taking Dartmoor National Park is within half an hour and the Cathedral City of Exeter is an easy commute just 8 miles to the west of Lympstone and offers a wide range of facilities, together with Independent schools, a Sixth Form College, Russell Group University and rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.

## DESCRIPTION

The Old Dairy is a charming, characterful property, which has undergone extensive refurbishment by the current owners and is a superb family home and/or lifestyle opportunity, set on a plot extending to just under an acre, including an adjoining meadow with westerly aspect to the rear of the property.

The main house offers light and spacious flexible accommodation and the room proportions are particularly worthy of note. The first-floor bedrooms are large enough for subdivision if required, subject to the necessary consent. There is a separate two-bedroom cottage adjacent to the main house making the property ideally suited for multi-generational living, or alternatively offering a worthwhile income through being let as holiday accommodation or on a shorthold tenancy. The property is accessed by a private driveway and enjoys an enviable degree of privacy. To the rear lies the westerly facing garden and meadow whilst to the front there is a large courtyard providing ample parking for several vehicles, boat/caravan storage and large double garage with EV Charging point and adjoining workshop. The owners currently run a successful Bed & Breakfast business in the main house whilst the Cottage provides additional income as a self-catering holiday let.

## THE MAIN HOUSE

A covered entrance leads into the reception hall, providing access to the principal living accommodation, with double doors opening into the pretty sun room which overlooks the garden. On the ground floor the impressive sitting room enjoys a triple aspect with a large inglenook fireplace incorporating a Villager wood burning stove. The spacious dining room has a window to front. There is a good-sized ground floor bedroom, again, overlooking the front which would also be well suited to a home office.





The kitchen is dual aspect with patio doors leading into the garden and fitted with an extensive range of wall and base units with oak worksurfaces and central island unit, along with appliances. A large utility room with space for laundry appliances leads off the kitchen.

On the first floor the light and airy landing with windows overlooking the meadow and far reaching views leads to the bedrooms. The principal bedroom is dual aspect and enjoys a beautiful outlook over the garden and surrounding farmland. There is a separate, adjoining relaxing sitting area which would also serve well as a dressing area. The spacious en suite bathroom leads to the fifth bedroom, with window to the front, which can also be accessed from the landing. Bedroom 2 and Bedroom 3 both spacious, light and airy rooms with en-suite bathrooms and windows to the front, are also accessed from the landing.

### BYRE COTTAGE

Located opposite the main house Byre Cottage is approached via a small courtyard with a superb reception room extending to 25' and stairs leading to the first floor. From here two steps lead to the kitchen, fitted with a range of units and appliances. There is also a shower room with Velux window. To the first floor there are two generous bedrooms, one with fitted wardrobes, and first floor cloakroom.

### THE GROUNDS

The gardens are a beautiful feature, the private driveway leads to a courtyard with ample parking for several vehicles and access to the double garage/ workshop with EV Charging Point. To the rear is a beautiful west facing patio providing a superb spot for outside dining with planted borders and a level area of lawn. Over recent years the vendors purchased an additional area of ground and have created a stunning wildlife garden, with extensive newly planted native hedgerows and copse, wildflower meadow, wildlife pond and orchard. In addition, there is a productive garden area complete with large shed, with light and power, and rainwater harvesting system. There are two large, level terrace areas, ideal for the addition of a summer house or shepherd's hut, subject to the necessary planning consent.

### SERVICES

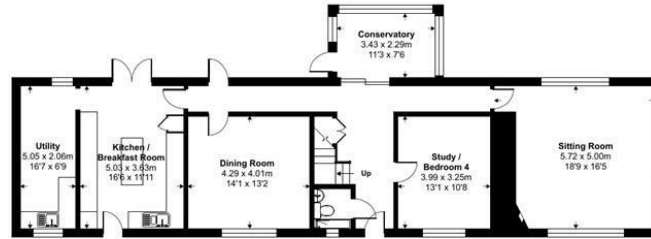
All mains services are connected.

### DIRECTIONS

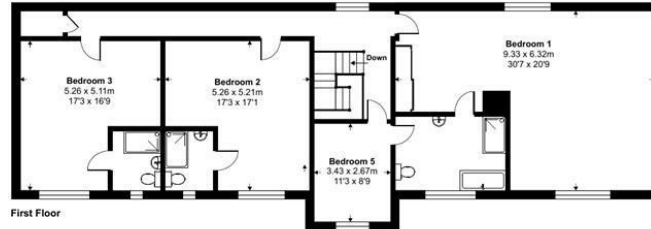
From Exeter and Junction 30 of the M5 proceed south to Exmouth on the A376. Shortly after the large metal Lymptone sign on the left take the turning right into the driveway signed The Old Dairy B&B & Byre Cottage.



Approximate Area = 2943 sq ft / 273.4 sq m  
 Annexe = 744 sq ft / 69.1 sq m  
 Garage = 615 sq ft / 57.1 sq m  
 Outbuilding = 216 sq ft / 20.1 sq m  
 Total = 4518 sq ft / 419.7 sq m  
 For identification only - Not to scale



Ground Floor



First Floor



Annexe - Ground Floor



Annexe - First Floor

Outbuilding

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Stags REF: 1001105



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) <b>A</b>		<b>93</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



