



Coombe Dairy





# Coombe Dairy

Exmouth, Lympstone, Devon, EX8 5AZ

Exmouth - 3 miles. Woodbury 1.5 miles. Exeter 8.7 miles.

A wonderful opportunity to purchase a substantial family home with a large detached annex set in on the edge of this highly desirable estuary village.

- Grounds extending to 3.17 acres suitable for equestrian use with outbuildings and stables
- Detached 2 bedroom annex
- Just over 3 miles to Exmouth seafront
- Council Tax Band - E
- Spacious 4 bedroom family home
- Edge of this highly desirable estuary village
- Income generating PV solar panels and solar thermal panels
- Freehold

Guide Price £1,450,000

## SITUATION

Coombe Dairy is situated in a lovely rural position on a quiet lane on the edge of the highly desirable village of Lympstone, just over 3 miles from the seafront at Exmouth and 5.5 miles to junction 30 of the M5. Surrounded by fields, and close to the East Devon AONB, this is a wonderful opportunity to purchase a family property in the country, yet minutes from amenities. 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 St. Peters. There is a Railway Station connecting to Exeter and it is situated right on the Exe Estuary Trail, which runs along the Estuary linking Exmouth, Exeter and Dawlish. The popular East Devon village of Woodbury is 1.5 miles away and also has an excellent range of amenities including a Primary School, Doctors surgery, shop with post office and two pubs. Nearby is Woodbury Common with beautiful walks, riding and cycling.

## DESCRIPTION

Located on the edge of this very popular village, Coombe Dairy is a wonderful family home converted from farm buildings many years ago to create a spacious attached four to five bedroom house surrounded by beautiful fields and woodland housing an abundance of wildlife. The property benefits from an impressive reception room on the ground floor with a vaulted ceiling and wood burner, separate dining room and a country style kitchen with Aga. All of the bedrooms are ensuite and there is a useful home office. A short walk from the main house is a very well presented detached two bedroom annex ideal for multi-generational living or income generating potential. The plot size extends to approximately 3.17 acres and includes a large paddock with stables and tack room, formal gardens to the front and a large driveway.





## ACCOMMODATION

From the driveway a door opens into an entrance porch with a second door opening into the hall. Stairs rise to the first floor and there is access into a utility room with space and plumbing for a washing machine and tumble dryer, very useful for family living. There is also a door into a W.C. Leading from the hall is a games/family room that could be used as an occasional bedroom with a window overlooking the front, a wood burner and a door into a downstairs bedroom with ensuite shower room and W.C. The main living space is a fabulous sitting room with a vaulted ceiling, exposed wood flooring and a wood burner. French doors open to the front and stairs lead to a mezzanine level used for storage or a hobbies area. A second set of French doors open into a dining room with wood flooring and French doors to the front, with an opening in the kitchen, fitted with a range of wooden units, an Aga and tiled flooring. A door leads to another utility room with a door to the outside. There is also a lovely garden room/conservatory with exposed brick over looking the front garden.

On the first floor are 3 bedrooms all with ensembles. Bedroom 4 has 2 sets of windows and looks over the gardens to the front, bedroom 1 is a good size with a feature window and some exposed brick and bedroom 2 is another good sized double bedroom with lovely views to the front over the grounds and nearby fields.

Accessed from the front is a newly constructed home office that could be used as a 5th bedroom if desired with a vaulted ceiling, a double glazed window and an attractive stable door.

## ANNEX

A short distance from the house is very well presented detached annex ideal for housing an extended family. To the front is a driveway with a wooden door opening into an entrance porch with a second door leading into the hall. Stairs rise to the first floor with French doors opening into a lovely spacious kitchen/breakfast room. Bright and light, the kitchen is fitted with a range of base, wall and draw units with a wooden work top over and an oil fired Aga with two hot plates and a second free standing unit. An opening leads into a large sitting room with exposed brick fireplace housing a wood burner. Adjoining is a garden room with lovely views over the grounds. From the hall is a utility room with sink with doors leading to a shower room with W.C.

On the first floor are two good sized double bedrooms, both enjoying views across fields and there is a spacious main bathroom.

## GARDENS

To the front of the house is a driveway providing parking for a number of vehicles and a large decked area for outside dining ideal for catching the last of the sun with a Westerly orientation. There is also an attractive area of lawn with nearby flower beds and a timber shed. To the side is a further area of garden ideal for young children to enjoy with a play area and vegetable garden. Further up the lane is a attached storage shed with double wooden doors. A gravel driveway leads to the annex and on the other side is a field suitable for equestrian use with a stable, tack room and outbuildings. Part of the field has vegetable beds and solar panels have been installed. The annex has a large gravel parking area and is also surrounded by lawn with a wildlife pond and Orchard.

## SERVICES

Shared drainage. Mains water. Mains electricity. Oil fired central heating.

## DIRECTIONS

From Exeter and the M5 junction 30, head towards Exmouth along the A376 passing through Ebford and Exton. On approaching Lympstone, at the brow of the hill turn left at the sign for St. Peter's school and follow the lane past the school. At the cross roads turn right, continue down the hill and then first right. Continue along the lane through the bends the the driveway for the house is on the left hand side.

## AGENTS NOTE

The agents have been informed by the sellers that the abutting fields have recently been purchased by the Woodland Trust to protect and enhance the land and wildlife.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 4703 sq ft / 436.9 sq m  
 Limited Use Area(s) = 231 sq ft / 21.4 sq m  
 Mezzanine = 155 sq ft / 14.3 sq m  
 Total = 5089 sq ft / 472.6 sq m  
 For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Gridhecom 2024. Produced for Stags. REF: 1108990



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	81
EU Directive 2002/91/EC			

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