



Oysters



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7 Charles Court, Lympstone, EX8 5EL

Exmouth 3 miles. Exeter 9 miles. Lympstone Village Railway station 0.5 miles. Local bus routes 0.5 miles.

A stunning family home constructed by award winning developers offering spacious accommodation of over 3000 sqft located in the centre of this highly desirable estuary village a short walk from the estuary and train station.

- Stunning family home a short walk to the village centre and estuary
- Under floor heating throughout and air conditioning to 4 bedrooms
- Lovely out look over village wild flower meadow
- Over 3000 sqft of accommodation arranged over 3 floors
- Award winning development
- Fantastic Tom Howley kitchen and bespoke bathrooms by Saphire Spaces.

Guide Price £1,450,000

## SITUATION

Constructed by award winning local developer RBL homes, Charles Court is a select development of family homes overlooking a pretty wild flower meadow. Originally, a small fishing village, the heart of Lympstone retains all the character and delight that makes this such an attractive place to live. A beautiful church, primary school, shop, four pubs, a post office, railway station, harbour and sailing club, are all within walking distance of the house. The railway station (0.5 miles away) provides a regular, direct service to Exeter and the mainline to London, Paddington, and to Exmouth. Bus services are an approx. 0.5 miles away on the A376. Only 9 miles away, Exeter has one of the most beautiful cathedrals in the country and the university is highly rated. There is a large shopping centre, a John Lewis and Waitrose, cinema, theatre and library, restaurants, cafes and the old port.

Exmouth has 2 miles of sandy beach and is only 3 miles away. Sailing/boating and a large M&S food hall are among the town's attractions. 6 miles along a lovely coastline are the seaside towns of Budeigh Salterton and Sidmouth (13 miles), both of which are delightful and the country between them beautiful.

For those with dogs or who enjoy a good walk, Woodbury Common is nearby and for the more ambitious, Dartmoor is within 30 miles.

There are many well regarded private and state schools in the area and include St Peter's, a private school on the edge of the village, Exeter School, Blundells, Taunton School, King's College Wellington and Colyton Grammar. Bicton College, only a few miles away, offers a wide range of land-based courses.

Junction 30 of the M5 is approx 5 miles away and Exeter International Airport 8 miles.



## DESCRIPTION

Oysters is a stunning family home beautifully presented by the current owners and finished to an exceptional standard throughout. Constructed by renowned and award winning developers RBL Homes, Charles Court is rare for a new development in that it is situated in the heart of an established village a short walk to all the facilities and amenities this highly popular village has to offer. The property offers spacious, well planned accommodation with two reception rooms and a stunning kitchen/family room which is the heart of the house. Arranged over 3 floors, there are 5 bedrooms in total, two with impressive ensuites and on the top floor are two double bedrooms and a large living area, ideal for older children to enjoy. The whole house is fitted with underfloor heating and a number of bedrooms 1, 2, 4 and 5 benefit from air conditioning. To the side is a car port providing off road parking for 2 cars and opposite a lovely wild flower meadow with pond.

## ACCOMMODATION

From the front a large door with glass panel to the side opens into an impressive entrance hall with a vaulted ceiling and feature staircase with solid wood treads rising to the first floor. On the right is a separate dining room with a wood floor and window overlooking a green to the front. A door leads to a very well appointed shower room and a low level W.C and feature hand wash basin and steps rise to a spacious sitting room with wood burner bi-fold doors to the garden and a bay window looks to the front.

The kitchen is a fantastic feature of the property designed and installed by Tom Howley Kitchens with bespoke units to an exceptional standard. There is a range of base wall and drawer units with a quartz work top over and a double ceramic sink with Quooker. There is a large and impressive central island with under counter seating and space under for a fridge and freezer. Cooking is provided via an electric Rangemaster in a recess with extractor over and there is a fitted dishwasher and space for a large fridge freezer. Windows have a pleasant outlook over the wild flower meadow to the side and there is a seating/family area with bi-fold doors to the garden. Leading from the kitchen is a utility room with space and plumbing for a washing machine and there is a sink.

On the first floor is a spacious landing with a feature window overlooking the garden and stairs rise to the second floor. On this floor is the master bedroom with views over the garden a bank of fitted wardrobes, dressing area and a lovely ensuite with free standing bath, walk in shower and a hand wash basin. There are two further bedrooms on this floor, one with an impressive ensuite shower room dressing area and views over the meadow and another double used as a spacious gym/office. The family bathroom is also on this floor and fitted with a large bath, low level W.C, hand wash basin and a walk in shower.

On the second floor, ideal for families are two further double bedrooms sharing a spacious, fully tiled shower room with W.C sink linked by a useful sitting area or study space.

## GARDENS

To the rear of Oysters is a landscaped garden with a large patio, ideal for outside entertaining with steps to an area of lawn and a useful storage shed. To one side of the house a gate open to a driveway with off road parking for 2 cars and to the other a passage way has been enclosed providing useful secure storage for bikes etc.

To the side of the house is a beautiful wild flower meadow intersected by meandering paths leading round a pond creating a lovely shared open space for residents of the village to enjoy.

The meadow is owned and maintained by the Parish Council with the pond being owned by the residents

## SERVICES

Mains water. Mains electricity. Gas central heating. Mains drainage.

## DIRECTIONS

From Exeter and the M5 junction 30, head towards Exmouth along the A376 turning right at The Saddlers public house. Continue into the Village where Charles Court can be found opposite Lymptone parish church

## AGENTS NOTE

The vendors advise they pay £250 per annum to the Charles Court Management Company who maintain the communal areas. Charles Court is a private road owned by the residents.



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 = 3111 sq ft / 289 sq m (excludes void)  
 Limited Use Area(s) = 108 sq ft / 10 sq m  
 Total = 3219 sq ft / 299 sq m  
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rickshome 2024.  
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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A	87	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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