



Forest Lodge



Forest Lodge

Bystock, Exmouth, Devon, EX8 5EQ

Exmouth (2.9 miles), Exeter (10.9 miles)

A charming detached family home with gardens of just over 1 acre including a double garage and detached annex.

- Plot size of just over 1 acre
- Adaptable accommodation
- Attractive woodland setting
- 4 bedrooms
- CTB - F
- Beautiful family home
- One bedroom annex
- Less than 3 miles to the seafront
- Freehold

Guide Price £1,250,000

SITUATION

Forest Lodge is situated in the Bystock area of Exmouth, towards the North of the town, in an attractive Sylvan setting on the edge of Woodbury Common, less than 3 miles to seafront. Exmouth is situated on the south coast of East Devon, where the River Exe meets the sea, and is the gateway town to the western end of the Jurassic coastline. Along with the sandy beach, the town offers a diverse selection of shopping, dining and things to do, including top quality water sports plus fantastic routes for cycling and walking, along with a popular marina and a train station with a direct line to Exeter. There is a good selection of primary, secondary and private schools. The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.

DESCRIPTION

Forest Lodge is a picturesque detached chalet bungalow constructed amidst the 1920s which has been lovingly improved and upgraded by the current owners to create a lovely family home. Presented in wonderful condition throughout whilst retaining a number of features from the period, the property benefits from spacious accommodation including 2 reception rooms, kitchen/breakfast room, and 4 bedrooms. To the rear is a very useful one bedroom annex in a detached block, along with a double garage. The gardens provide an abundance of established flowers, mature trees and shrubs along with a large area of lawn and extend to just over 1 acre in total with a useful timber garden shed.



ACCOMMODATION

From the driveway, a door opens into a spacious entrance hall with a feature brick fireplace housing a wood burning stove, and a door to a ground floor W.C. To the left, a hallway way leads to 2 of the bedrooms whilst in front, doors open to bedrooms 1 and 4. On the right of the entrance, is an impressive dining room with vaulted ceiling and bay window and to the front of which, is the door to outside. To the left of the dining area is a spacious sitting room with brick fireplace housing a second wood burner and on the right, a lovely bespoke kitchen/breakfast room fitted with a range of base wall and draw units with a granite work top over, inset gas hob with extractor over and an integral dishwasher with hi-level oven and grill. The main bedroom comes with fitted cupboards, a door to the outside an ensuite shower room. Bedroom 4 also has an ensuite shower room, and bedroom 2 is another good double bedroom with French doors to the outside. There is an impressive family bathroom with a free standing bath and large shower head above and from the hall, stairs rise to bedroom 3 with lovely views over the gardens.

ANNEX

To the rear of the house is a detached block with a double garage and attached to this, is a very useful one bedroom annex ideal for use for additional accommodation or rental income. Presented in excellent condition, the accommodation includes an open plan living space with a kitchen to the corner and stairs rising to an ensuite bedroom with lovely views over the gardens.

GARDENS

Approached via double gates, a driveway leads to the front of the house where there is a gravelled parking area for several cars. The gardens are an excellent feature of the house with the overall plot size being just over 1 acre and are well stocked with a variety of mature plants, shrubs and trees. Accessed from the dining room is a patio with space for outside dining and behind the annex is a patio area. To the north of the plot is a good size vegetable area and a wooden shed and underneath the annex bedroom is a double garage with electric door.

SERVICES

Current Council Tax: F

Utilities: Mains electric, water, telephone and broadband

Drainage: Mains

Heating: Gas central heating in house and electric in annex

Tenure: Freehold

Standard and ultrafast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter and the M5 head towards Exmouth along the A376 and on entering Exmouth continue along Exeter Road past the Co-op on the left hand side. At the junction with Hulham Road, turn left and follow the road back up the hill and go straight over the roundabout. Pass the turning for Summer Lane on the left, take the next right into Dinan Way and after approximately 1/4 mile turn left into Old Bystock Drive. Follow the road to the top, bear to the right and continue along with the driveway to Forest Lodge being on the left.

COVENANTS

The vendor advises there are a number of covenants including maintaining a fenced boundary, not parking on the private drive and for the plot to be used only as a private dwelling. Please contact the agent for more details



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.



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		67	76
EU Directive 2002/91/EC			

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Approximate Area = 2959 sq ft / 274.9 sq m
 Limited Use Area(s) = 103 sq ft / 9.5 sq m
 Garage = 438 sq ft / 40.6 sq m
 Total = 3500 sq ft / 325 sq m
 For identification only - Not to scale

Denotes restricted head height

Ground Floor

Annexe Ground Floor

First Floor

Annexe First Floor

Garage

Bedroom 1

Bedroom 2

Dining Room

Kitchen / Breakfast Room

Sitting Room

Bedroom 3

Bedroom 4

Bedroom 5

Kitchen / Sitting / Dining Room

North

South

East

West

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1145670