



Sprydoncote Lodge



STAGS

Sprydoncote Lodge

Budlake, Exeter, EX5 3JN

Broadclyst (1 miles), Exeter (7.5 miles)

A charming period property in lovely condition throughout set in wonderful grounds of approximately 0.8 acres.

- Charming detached period property
- Fantastic ground of approximately 0.8 acres
- Three reception rooms
- 3 bedrooms and 3 bathrooms
- Range of outbuildings
- Outside study/occasional bedroom
- Beautiful views over neighbouring countryside
- EPC: F
- Council tax band: F
- Leasehold: 99 years from 2018

Guide Price £725,000

SITUATION

The hamlet of Budlake is surrounded by National Trust land including the fine Georgian House of the Killerton Estate and the Ashclyst Forest. Budlake lies between the small Duchy town of Bradninch (3.5 miles) and the extremely sought-after village of Broadclyst (1 mile). Broadclyst provides a village shop, pub, church, doctor's surgery, a well-regarded primary school as well as Clyst Vale Community College secondary school which incorporates a library and leisure centre. The university and cathedral city of Exeter (7.5 miles) provides an extensive range of facilities.



DESCRIPTION

Spryduncote Lodge is a charming, not Listed period property which is believed to date back to the 17th Century. Possibly a coach house for a nearby estate and then converted into a house, more recently the house has been extended and modernised to create a lovely family home. The front door opens into a good sized entrance porch with a second door opening into an impressive hallway with a door into a utility room, there is a ground floor shower room with W.C and pedestal hand wash basin and on the left, a snug or study with French doors to the outside enjoying lovely views over the garden. From here an opening leads into a large conservatory used as a dining room, again over looking the garden and with French doors onto a patio.

Continuing on from the hallway, on the left is a good sized cottage style, kitchen/breakfast room with a range of wood fronted units, granite work top and a range for cooking with a window overlooking the gardens.

There is a useful office fitted with a range of bespoke office furniture, with a door opening in to a charming, spacious sitting room with a bay window, exposed wooden beam and door leading to a vestibule that is currently used as a music room with doors to the front, which may have been a historic entrance.

On the first floor are three bedrooms, two with en-suite bathrooms.

OUTSIDE

A real feature of the house is a fantastic mature garden that extends to approximately 0.8 acres in total and has lovely views over a nearby rising field which leads to an area of woodland. From the road the property is approached over a gravelled driveway providing parking for a number of vehicles or providing space for storing a boat or caravan. Opposite the house is a range of wooden outhouses and garaging including a wood store, work shop and car-port. There is also a useful garden room that could be used as an outside office or as an occasional bedroom. Adjoining the house is a South facing patio with a feature pond and an area of decking and beyond, the garden is mainly laid to lawn with a number of trees and a summer house.

SERVICES

Current Council Tax: F

Utilities: Mains electricity and mains water.

LPG: For heating and cooking.

Drainage: Septic Tank, last emptied Dec 2023.

Tenure: Leasehold - 99 year lease from February 2018 with a ground rent of £120 p.a.

AGENTS NOTE

The vendor advises that the property had a minor flood in 2008 due to excess water draining off a nearby field. This has now been rectified and has not flooded since. There is also spray foam insulation in the roof space which was installed in 2017.



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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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