



Sprydoncote Lodge



**STAGS**



# Sprydoncote Lodge

Budlake, Exeter, EX5 3JN

Broadclyst (1 miles), Exeter (7.5 miles)

A distinctive family home on a beautiful National Trust estate, set in 0.8 acres on the edge of Exeter.

- Charming detached period property
- Fantastic grounds 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

Sprydoncote Lodge is a characterful and distinctive detached residence, believed to date back to the 17th century. Originally built as a small cottage serving as a lodge to a grand manor house, it has since been thoughtfully renovated and extended into a spacious and unique family home. Set within approximately 0.8 acres of beautifully maintained grounds, the property enjoys a peaceful and picturesque setting, overlooking surrounding fields. Upon entering, a welcoming porch leads into an impressive central hallway, offering access to a practical utility room and a ground floor shower room with W.C. and pedestal wash basin. Just off the hallway is a snug or study, with French doors to the outside, enjoying lovely views over the garden. This room leads into a generous conservatory, currently used as a dining room, with further French doors leading out to a patio and gardens. 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. A dedicated office, fitted with a range of bespoke office furniture, provides an ideal space for working from home. From here, a door leads into the spacious sitting room, which boasts a bay window, exposed wooden beam, and a sense of period charm. A connecting vestibule, (currently used as a music room, or could also be used as another bedroom), features external doors and may once have served as a historical entrance to the property. Upstairs, the first floor offers three well-proportioned bedrooms, two of which benefit from en-suite bathrooms.

## OUTSIDE

One of the standout features of Sprydoncote Lodge is its beautifully established garden, extending to approximately 0.8 acres. The gardens enjoy views across gently rising fields that lead to a tranquil area of woodland, creating a serene and picturesque backdrop. The property is approached via a gravelled driveway that offers ample parking for multiple vehicles, with plenty of space for storing a boat, caravan, or motorhome if desired. Opposite the main house is a row of versatile timber outbuildings, including a large garage with an inspection pit, along with two open-fronted car ports. There is also a garden room suitable for use as a home office, creative studio, or even an occasional guest bedroom. Adjoining the rear of the house is a south-facing patio, which features a decorative pond and an area of decking. Beyond, the garden opens up to a wide expanse of lawn interspersed with mature trees, and is completed by a delightful summer house, offering yet another space to unwind and enjoy the peaceful surroundings.

## SERVICES

Current Council Tax: F  
Utilities: Mains electricity and mains water.  
LPG: For heating and cooking.  
Drainage: Septic Tank, last emptied Dec 2023.  
Tenure: National Trust Leasehold. A 99-year lease from February 2018, with 93 years remaining, with a ground rent of £120 p.a. It will be possible to extend the National Trust lease to 990 years.

## 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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