



Millstream Lodge







Millstream Lodge 2 Longmeadow

Clyst St. Mary, Exeter, , EX5 1BR

Exeter Cathedral (3.7 Miles), Topsham (2 Miles), Digby & Sowton Station (1.2 Miles)

An immaculate and stylishly remodelled detached family home offering over 2,800 sq ft of beautifully presented accommodation, with landscaped west-facing gardens, generous parking, and a double garage with workshop, set in a desirable East Devon village close to Exeter.

- Immaculate and spacious detached family home
- Exceptional open plan kitchen, dining and living space
- Detached double garage with workshop and ample parking
- Quiet village location just three miles from Exeter
- EPC band - C(79)
- Five double bedrooms and three bathrooms
- West-facing landscaped garden with entertaining terrace
- Beautifully finished throughout with high-spec fixtures and fittings
- Separate reception room, study and utility room
- Freehold

Offers In Excess Of £800,000

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SITUATION

Millstream Lodge is situated in the sought-after village of Clyst St Mary, a popular and well-connected East Devon village surrounded by open countryside yet just three miles from the cathedral city of Exeter. The village itself offers a range of amenities including a post office and shop, village pub, primary school, and active community. The nearby estuary town of Topsham provides a further selection of independent shops, restaurants and a train station with services to Exeter and Exmouth. Winslade Park, a recent addition to the local area, offers high-quality dining and leisure facilities. The property is ideally placed for road links with quick access to the M5, A3052 and A376 to the coast.

DESCRIPTION

an outstanding detached family home which has undergone a complete transformation and extension, creating a beautifully balanced and contemporary living space arranged over two floors. The property has been finished to a high standard throughout, with careful attention paid to layout, finish and natural light.

Offering over 2,800 sq ft of well-appointed accommodation, the house is designed to suit modern family life with generous open plan living, multiple reception areas, and five double bedrooms. The interiors combine classic styling with high-quality materials, including Karndean flooring, bespoke wood panelling, and modern shaker-style cabinetry. The gardens have been landscaped to complement the home and include a large decked terrace, covered seating area, and a courtyard garden. The house also benefits from a detached double garage with workshop and ample parking.

OUTSIDE

The gardens have been thoughtfully landscaped to provide a wonderful extension of the living space. A generous decked terrace spans the rear of the house, leading to a level lawn bordered by established planting. A pergola-covered area and a superb covered seating zone with built-in TV and lighting create the perfect setting for outdoor entertaining. A gravelled courtyard garden, accessed from both the front and the utility room, offers a private space with drying area and built-in sandpit.

To the front, a pillared entrance opens onto a wide gravelled driveway providing ample parking and turning space. The detached double garage includes power, lighting, and a remote-controlled door, while a rear workshop offers additional space with a sink and fitted storage.





ACCOMMODATION

The property is approached via a recessed entrance porch with modern composite front door opening into a wide and welcoming hallway. Quality Karndean wood flooring runs through the hall and into the main living areas. The heart of the home is the striking open plan kitchen, dining and family room which is an expansive space ideal for both everyday living and entertaining. The kitchen is fitted in a classic shaker style with solid oak worktops, a large central island and a comprehensive range of Siemens integrated appliances including twin ovens, induction hob, coffee machine, microwave, fridge/freezer, wine cooler and dishwasher. Two sets of bi-fold doors open from this space onto the rear deck and west-facing garden.

The dining area shares a double-sided bioethanol fireplace with the adjacent sitting room, creating a warm and inviting atmosphere. The family sitting room also features alcove shelving and French doors opening to a covered outdoor terrace with built-in TV and lighting making it a perfect all-weather entertaining space.

A separate reception room to the front of the house offers a more formal lounge or snug, with French doors to the garden. Also on the ground floor is a useful study, cloakroom with built-in storage, and a well-equipped utility room with access to the side courtyard and drying area.

Stairs rise from the hallway to a spacious half landing with tall feature windows overlooking the rear garden. The first floor provides five well-proportioned bedrooms, including a dual-aspect principal suite with fitted storage, en suite shower room, and French doors opening to a private front-facing balcony. Bedroom 2 is another en suite double room with vaulted ceiling and Velux windows. Bedrooms 3 and 4 enjoy Juliet balconies to the front, while Bedroom 5 overlooks the rear garden. The stylish family bathroom includes twin basins, freestanding bath and high-quality fittings throughout.

SERVICES

Utilities: Mains electric, mains water, mains gas, telephone and broadband

Drainage: Mains drainage

Heating: Gas central heating

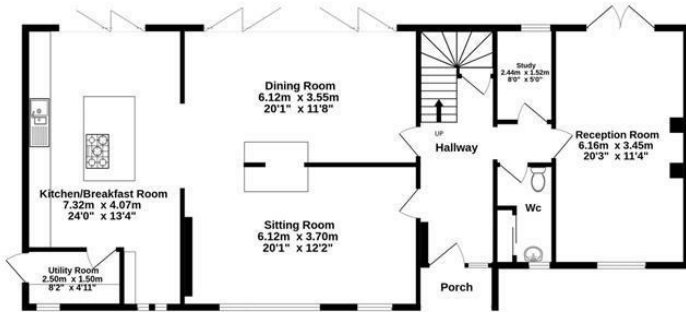
Tenure: Freehold

EPC: C(79)

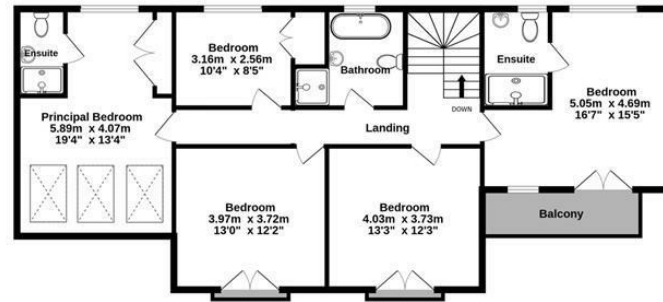
Council tax band: F

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

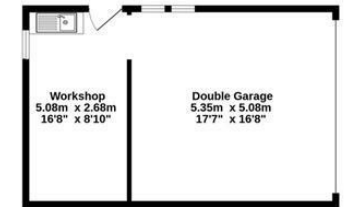
Ground Floor
118.0 sq.m. (1270 sq.ft.) approx.



1st Floor
105.8 sq.m. (1139 sq.ft.) approx.



Garage/Workshop
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 264.6 sq.m. (2848 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	79	84
	EU Directive 2002/91/EC	



