



Willowpark Lodge







Willowpark Lodge

Thorverton, Exeter, Devon, EX5 5JL

Bramford Speke 1 mile, Thorverton 1.5 miles, Exeter 4 miles

A charming and beautifully decorated period house with a detached garage, gardens and land extending to approximately 4.9 acres.

- No onward chain
- Three bedroom family home
- Large well maintained gardens
- Paddock of 4.55 acres
- Freehold
- Beautifully presented
- Planning consent for a two-storey extension
- Detached timber garage with first floor room
- Stunning semi-rural location
- Council Tax Band: G

Guide Price £850,000

Stags Exeter

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202 | exeter@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

This wonderful family home enjoys a truly idyllic setting in the heart of the unspoilt Exe Valley, a peaceful corner of mid-Devon yet just 4 miles from the vibrant university and cathedral city of Exeter. Nestled within the parish of Thorverton, and bordering Brampford Speke, the property is perfectly placed for enjoying the best of village and city life.

The nearest village, Brampford Speke (1 mile), is highly regarded for its welcoming community and boasts a renowned pub, a charming church, and a popular primary school. A little further north lies the larger village of Thorverton (1.5 miles), home to a thriving community with its own primary school, two pubs, a church, a village shop, and a nearby farm shop. Exeter itself offers an exceptional range of cultural, educational, and leisure facilities, as befits a city of its stature, along with mainline rail links to London Paddington and Waterloo, and an international airport providing daily flights to London and beyond.

DESCRIPTION

Willowpark Lodge is a charming Victorian brick-and-tile residence, brimming with period character and distinguished by its attractive architectural style. A striking approach through impressive stone pillars with wrought iron gates sets the tone, leading to the house, a timber-framed garage with a useful first-floor room, and gardens and land extending to approximately 4.86 acres.

Beautifully presented and comfortable as it stands, Willowpark Lodge also offers exciting scope for a sympathetic enhancement with planning permission for a two-storey extension to create an impressive 5 bedroom house.

ACCOMMODATION

A welcoming entrance hall opens into the south-facing sitting room/snug, where an open fireplace creates a cosy focal point. A bay window draws in natural light, while an under-stairs cupboard provides useful storage. Stairs rise from here to the first floor.

The kitchen is fitted with a range of modern wall and floor mounted units with an electric cooker. Adjoining is a rear porch and a pantry, incorporating a sink unit, further storage cupboards, and space for a dishwasher. An archway from the kitchen leads into a dual-aspect dining room and is a bright and welcoming space, with a bay window and side window capturing attractive rural views. A utility room offers space for a washing machine, freezers and other appliances, and has a door to the outside.

On the first floor, the landing leads to three bedrooms. Bedroom 1, with its south-facing aspect, enjoys far-reaching views and features an attractive Victorian cast iron fireplace along with a built-in cupboard. Bedroom 2 benefits from sweeping easterly views over the Exe Valley and also includes a built-in cupboard. The bathroom is fitted with a bath, separate shower cubicle, WC and basin. Bedroom 3 enjoys a westerly outlook across open countryside.





PLANNING PERMISSION

Planning permission has been granted for the erection of a two-storey extension of the main house to create large open plan ground floor living areas and 5 bedrooms on the first floor. Full details of the planning permission can be found on the Mid Devon Planning Portal ref no. 19/00748/HOUSE

GARDENS AND GARAGE

A wrought iron gate opens onto a gravel driveway, providing ample parking and leading to a timber-framed garage. The garage offers generous ground floor storage, with a useful first-floor room accessed via an external staircase.

The house is set centrally within its plot, with gardens to both sides and a large lawn to the rear. Directly accessed from the property is a substantial paddock of approximately 4.55 acres, which also benefits from separate access to the lane. In all, the property extends to about 4.86 acres.

SERVICES

Services: Mains water and electricity. Private drainage (Sewage treatment plant installed December 2022)

Heating: Oil fired central heating - installed 2018

Copper phone line, fibre under the driveway, ready to connect

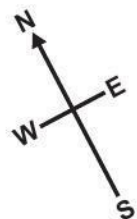
EE, Vodafone, O2 and Three network available (Ofcom)

Standard broadband available (Ofcom)

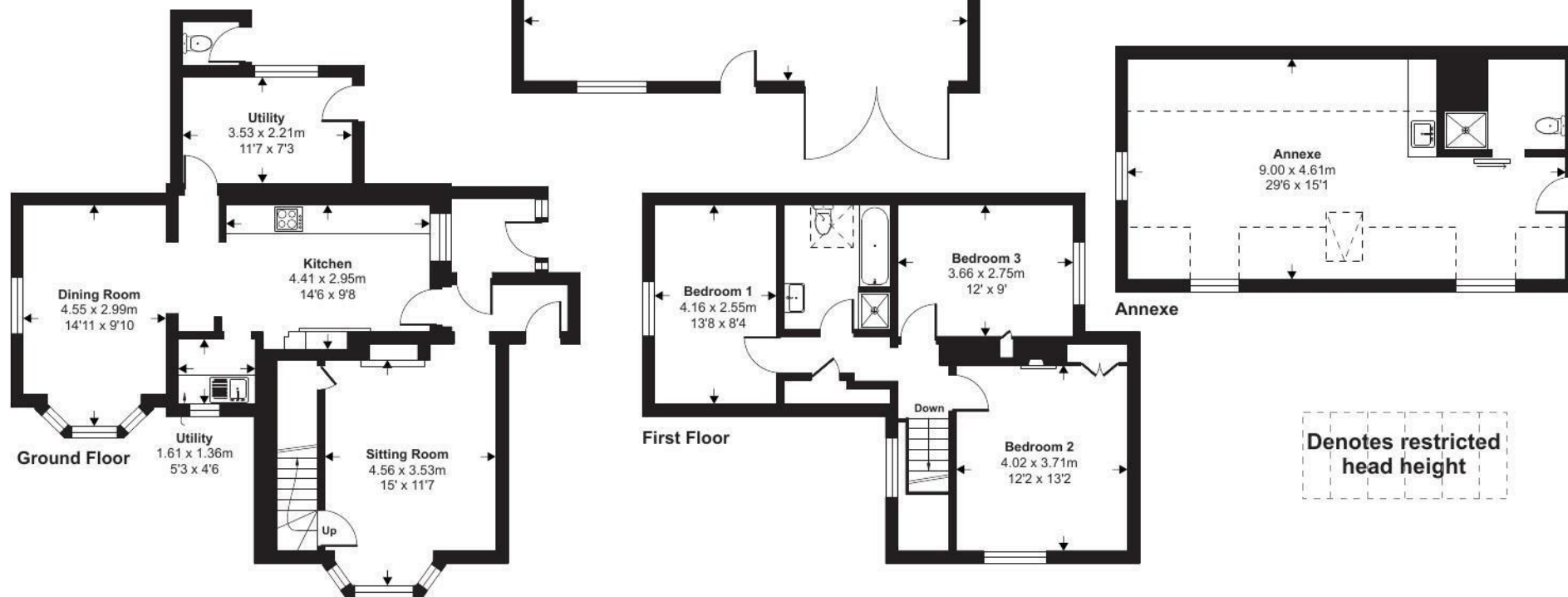
DIRECTIONS

From Cowley Bridge roundabout proceed on the A377 towards Crediton. Within half a mile turn right signposted Upton Pyne and Brampford Speke and after a further half a mile turn right signposted Brampford Speke. Continue into and through the village. A short distance thereafter, at Fortescue Cross, head straight on towards Thorverton and the entrance to the property is soon after on the left.

What3words - hired.miles.utter



Approximate Area = 1312 sq ft / 121.8 sq m
Limited Use Area(s) = 158 sq ft / 14.6 sq m
Annexe = 296 sq ft / 27.4 sq m
Garage = 559 sq ft / 51.9 sq m
Wc = 11 sq ft / 1.0 sq m
Total = 2336 sq ft / 216.7 sq m
For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1334136



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	52	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



