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2 Barnridge, Longmeadow Road,
Lympstone, EX8 5LG

GUIDE PRICE:

£450,000

TENURE Freehold



A Stunning Period House Situated In The Sought After Village Of Lympstone Enjoying Characterful Period Features Mixed With Stylish Modern Day Living

Bay Window Lounge * Dining Room * Stylish Kitchen
Three Bedrooms - Main Bedroom With Well Appointed Modern Ensuite Shower Room/WC
Main Bathroom/WC * Gas Central Heating * Double Glazed Windows
Attractive Rear Garden * Viewing Highly Recommended

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SITUATION: Lympstone is a highly regarded village in the favoured Exe Estuary with an excellent range of local facilities including a sailing club, four pubs, village hall, general store, post office, primary and pre-schools as well as an independent preparatory school. There is a railway station connecting to Exeter. Nearby is the Exe Estuary Trail, a cycle path and walkway which runs around Exe Estuary linking Exmouth, Exeter and Dawlish. The centre of Exeter is 8.5 miles whilst junction 30 of the M5 motorway is 8 miles.

THE ACCOMMODATION COMPRISES: Composite front door giving access to:

ENTRANCE VESTIBULE: Cupboard with electric meters; inner door with pattern glass:

RECEPTION HALL: Mosaic tiled floor, radiator; coat rack; stripped wood floor; staircase rising to the first floor landing.

LOUNGE/DINING ROOM:

LOUNGE: 4.57m x 4.22m (14'12" x 13'10") Narrowing to (12'5") 3.78m Stripped wood flooring; double glazed bay window to front elevation; log burner stove standing on a slate hearth; television point; picture rail; radiator.

DINING ROOM: 3.91m x 3.68m (12'10" x 12'1") Stripped wood flooring; chimney recess with tiled hearth; picture rail; radiator; double glazed window to rear elevation; door to understairs cupboard.

KITCHEN: 4.34m x 3.1m (14'3" x 10'2") Fitted with solid wood work top surfaces with cupboards and drawer units; integrated dishwasher beneath; belfast style sink unit set in a granite work top surface with integrated drainer; Range master oven with tiled splash back and chimney style extractor hood over; integrated upright fridge and freezer; pull out larder style cupboard; open shelved larder cupboard; tiled floor with underfloor heating; recess ceiling led spotlighting; double glazed windows to side and rear elevation; uPVC door to outside.

FIRST FLOOR LANDING: With access to boarded roof space via loft ladder; fitted cupboard; double glazed window with patterned glass; dado rail.

BEDROOM ONE: 4.83m x 3.33m (15'10" x 10'11") Maximum overall measurement: Two sets of double glazed windows to front elevation enjoying a pleasant outlook towards fields; radiator; stripped wood flooring; feature fire surround; picture rail; television point.

ENSUITE SHOWER ROOM/WC: Stylishly fitted with double width shower cubicle with mira shower unit; tiled walls; sliding shower splash screen; pedestal wash hand basin with splashback surround and mirror fronted medicine cabinet; WC with push button flush and concealed cistern; heated towel rail; recess ceiling led spotlighting; extractor fan.

BEDROOM TWO: 3.63m x 3.02m (11'11" x 9'11") Double glazed tilt and turn window to rear elevation; feature fire surround; built-in wardrobe; stripped wood flooring; radiator; picture rail.

BEDROOM THREE: 2.92m x 1.68m (9'7" x 5'6") Plus doorway recess: Double glazed window; picture rail; radiator.

BATHROOM/WC: 2.62m x 1.98m (8'7" x 6'6") A superb suite comprising of a bath with fixed rainfall shower over; detachable shower hose; shower splash screen; tiling to splash prone areas; sink unit with wall mounted taps standing on a wooden display with cupboards under; chrome upright radiator; WC with push button flush; double glazed window with patterned glass; tiled floor; recess ceiling spotlighting.

OUTSIDE: Enjoying a slightly elevated position with patio steps rising to the property with an attractive front garden area. The rear garden is planned for ease of maintenance comprises of a patio terrace ideal for outside entertaining; raised flower beds; timber shed; outside store; outside lighting; shared pedestrian access.

FLOOR PLAN:

