

# Maple Leaf Cottage, Ebford, Devon

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# A **stylish and flexible** detached home with an annexe, in a sought-after location.

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## Summary of accommodation

**Ground Floor:** Sitting room | Kitchen/dining/family room | Utility | Cloakroom | Principal bedroom with dressing room and en suite bathroom

**First Floor:** Two further bedrooms | Family bathroom

**Secondary Accommodation:** Sitting/dining room | Kitchen | Bedroom | Shower room

**Outside:** Double garage | Garden

## Distances

Topsham 1.5 miles, M5 Junction 30 2.5 miles, Exeter Airport 5.6 miles (1 hour to London City Airport), Exeter city centre 6.2 miles

Exeter St. David's station 7.7 miles (2 hours to London Paddington)

(All distances and times are approximate)



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## Location

The property is in the small village of Ebford, between the bustling towns of Topsham and Exmouth. The village is set in a fine location close to the estuary of the River Exe, with rolling countryside to the east, and sailing in the estuary just moments away. Neighbouring Exton has a local pub, while further amenities, including local shops, supermarkets, restaurants and cafés, can be found in Topsham. The nearest school is the outstanding-rated Lady Seaward's Church of England Primary School in Clyst St. George, while secondary schools can be found in Exmouth and Exeter.

Exton has a request-stop station, while Topsham's mainline station offers frequent direct trains to Exeter St David's, which is just over two hours from London Paddington, while there are several major roads nearby, including the M5.

Exeter itself is just seven miles away, and offers a vibrant cultural scene, with theatres, cinemas, a museum, arts centres and first-class shopping facilities. Exeter's most renowned schools include the independent Exeter School and the Maynard, while the city is also home to the world-class University of Exeter.





## The property

Maple Leaf Cottage is a beautifully presented home offering light and airy living and entertaining space, as well as a self-contained one bedroom annexe connected to the main accommodation.

The ground floor has a well-proportioned sitting room with two sets of French doors opening onto the garden. The heart of the home is the 28ft open-plan kitchen, dining room and family room at the front. This space is ideal for entertaining and features a conservatory-style extension with full-height panoramic windows and a glass roof, while there is also a vaulted ceiling with exposed timber beams and skylights overhead.

The kitchen itself features stylish modern units with extensive storage, including a substantial central island. There is also an AGA and integrated appliances. The dining area has space for a large family dining table, with the room also providing space for a seating area with views across the garden.

On the ground floor of the main house, you will find the generous principal bedroom with its French doors opening onto the patio, dressing room and en suite bathroom, which has a freestanding bathtub and a separate shower unit. Upstairs there are a further two double bedrooms, as well as the family bathroom.







The annexe is attached to the house and could be incorporated into the main accommodation if necessary. However, it also provides useful further living space for family members or guests. It includes a spacious sitting and dining room, a well-equipped kitchen, one double bedroom and a shower room. The annexe has its own entrance but also adjoins the rest of the house via an internal door.



# Garden and grounds

The property is set back from Ebford Lane in a peaceful position, accessed via a long driveway. The garden is mainly to the front and features an area of patio for al fresco dining, as well as a lawn measuring approximately 100ft, bordered by established shrubs, hedgerows and trees and enclosed by timber fencing. Parking is available to the side of the house on the driveway, and in the detached double garage.

# Services

Mains gas and electricity.

# Directions

Postcode: EX3 0QR  
what3words: ///hello.piled.throats

# Property information

Tenure: Freehold  
Local Authority: East Devon District Council  
Council Tax: Band F  
EPC Rating: C  
Guide Price: £795,000

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated November 2024.

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# Approximate Gross Internal Floor Area 252.7 sq.m. (2720 sq.ft.)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside





