

# Old Elbow

Exton, Devon







# An elegant, spacious and beautifully presented family home within a popular Exe Estuary village near Exeter

Exeter City Centre 6 miles, M5 (Junction 30) 3.5 miles, Exmouth 4 miles  
(All distances and times are approximate)

  
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## Summary of accommodation

**Ground Floor:** Entrance and inner halls | Drawing room | Sitting room | Garden room | Dining room | Open plan kitchen/breakfast/family room  
Utility room | Cloakroom | Basement gym | Guest bedroom/bathroom suite

**First Floor:** Principal bedroom/bathroom/dressing room suite with balcony | Three further bedrooms and bathrooms/shower rooms

**Second Floor:** Flat with bedroom/living room/en suite shower room

**Outside:** Double garage | Oak framed garden office | Gardens with swimming pool | Hard tennis court

In all about 0.8 acres



# Situation

Exton is a popular East Devon village on the banks of the Exe Estuary, between Exeter and Exmouth. In the village is a church, village hall, petrol station and the popular Puffing Billy gastro pub. There is an active community with clubs and societies and also a railway station on the branch line providing regular services between Exmouth and Exeter Central.

The Exe Estuary is one of the most important estuaries in Europe for wildlife, particularly birds, and includes sites such as Exminster Marshes and the Old Sludge Beds. Nearby Topsham is famed for it's shipbuilding and maritime history. The Exe Estuary Trail is a 16 mile mainly flat cycle and walkway all around the estuary, taking in Exton and several pretty villages including Topsham, Lypstone and Starcross and there are RSPB reserves near Topsham and Dawlish Warren. There are various ferries across the estuary, such as from Topsham to Turf Locks.

At nearby Exmouth is a sandy beach and marina providing facilities for sailing and other watersports.

Near Topsham is Dart's Farm shopping village, winners of the Farm Retail Awards best farm shop in the UK in 2025 and offering restaurants, cafés, shops, wellness spa etc.

The university and cathedral city of Exeter provides extensive shopping, cultural and sporting facilities, as well as access onto the M5 motorway, station with mainline connections to London (Paddington and Waterloo) and an airport.

# Old Elbow

Old Elbow is situated off Exton Lane in a quiet residential area within the village and an easy stroll to the pub and the train station. The house is Victorian (built 1894), with the well-proportioned, high-ceilinged rooms typical of that period, but with a substantial addition which provides the stunning, full height and spacious kitchen/breakfast/family room. There are original period features such as picture rails, decorative corning and attractive fireplaces, thus effectively combining old and new and the house provides beautifully presented and extremely spacious family accommodation.

Off the entrance hall is the semi open plan drawing room and sitting room with exposed boarded floors and fireplaces with carved wood surrounds. The drawing room has sets of French doors out to the terrace and gardens and a wide opening through to the sitting room which has double doors on into the garden room, again with French doors out to the gardens.

Also off the hall is the fabulous full height open plan kitchen/breakfast/family room, making full use of space and light having glazed gable end with glazed doors to terrace and garden, glazed roof panels and roof lights, partly slate paved flooring, woodburner and exposed roof timbers. There are steps up to the fully fitted kitchen area with stone tiled floor and steps and a door through to the dining room.

Off the inner hall are the study, pantry, utility room and cloakroom. A back door leads into the rear lobby with access to the guest bedroom/bathroom suite. There are stairs down from the hall to the basement gym.





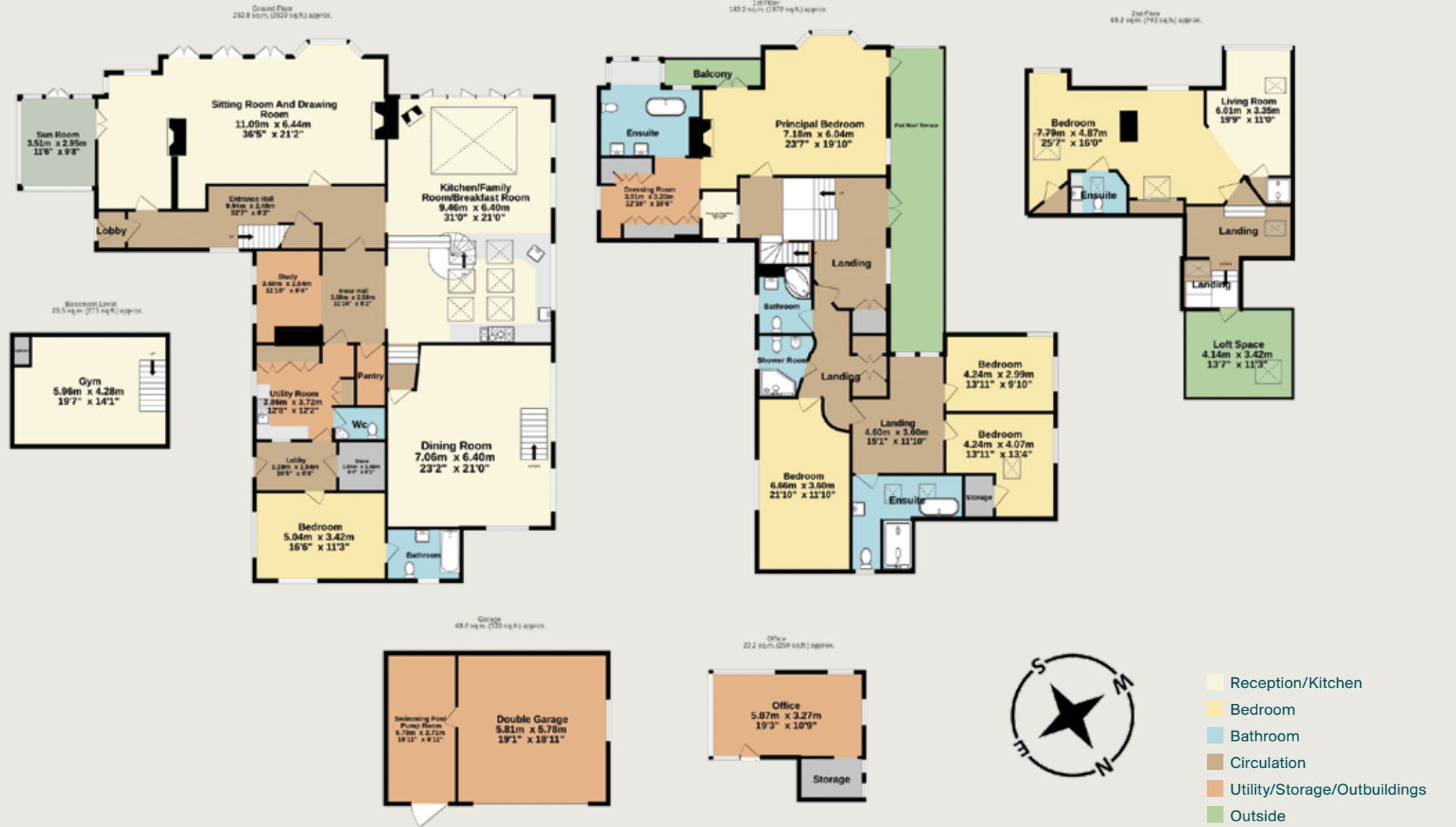




On the first floor is the large principal bedroom with bay window with estuary views and French doors to the balcony overlooking the gardens and also benefitting from views to the estuary. There is an en suite bathroom and dressing room with fitted wardrobe cupboards and, off the landing, is access to the roof terrace as well as to three further bedrooms, two bathrooms and shower room.



Approximate Gross Internal Floor Area  
609.2 sq.m. (6558 sq.ft.)



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The electric gated driveway leads in to a broad forecourt providing parking and turning areas to the rear of the house and beside which is the double garage building. Glazed doors from the kitchen/breakfast/family room and French doors from the drawing room open to the stone paved terrace on the south west side of the house and steps descend to the enclosed, level, lawned garden, within which is a garden home office.

To one side of the house is the hard tennis court and to the side of the garden is the kidney shaped heated salt water swimming pool). The pool has a large teak sundeck, outside shower and dressing room, and red cedar built in hot tub.



## Property Information

**Services**  
Mains water and gas. There is an electric car charger and the property benefits from 3 phase electrical supply.  
The house has high security locks, an alarm system and CCTV.

**Tenure**  
Freehold  
**Local Authority**  
East Devon District Council: 01404 515616

**Council Tax**  
Band XXX  
**EPC Rating**  
D  
**Directions**  
Postcode: EX3 0PP  
What3words: ///scrolled.spine.props

**Viewings**  
Viewing is strictly by appointment through Knight Frank.





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