



## THE OLD DAIRY

Lymestone, Exmouth, Devon



## LOCATED ON THE EDGE OF THIS HIGHLY DESIRABLE ESTUARY VILLAGE WITH ITS PRETTY HARBOUR

A spacious and beautifully presented family home with separate two bedroom cottage, garage/workshop, private gardens and meadow to the rear with an overall plot size of just under 1 acre.

### Summary of accommodation

Entrance hall | Open plan kitchen/breakfast room with adjoining utility room | Two reception rooms | Study/ground floor bedroom five | Conservatory

Four first floor bedrooms | Three bathrooms

Cottage with open plan living and two bedrooms

**Distances:** Exmouth seafront 2.7 miles, Exeter city centre 8 miles, Exeter St. David's station 10.4 miles (2 hours to London Paddington)  
M5 (Jct 29) 2.5 miles, Exeter Airport 8.5 miles (1 hour to London City Airport)  
(All distances and times are approximate)

**Guide price: £1,000,000**



## SITUATION

The Old Dairy is located on the Eastern edge of the village, less than 1 mile into the village centre. Originally a small fishing village, Lypstone retains much of its character and charm. It has excellent facilities for day to day requirements including a primary school, shop, four pubs, a post office, sailing club and a café. There is also the acclaimed Lypstone Manor, a luxury five star country house hotel with Michelin star fine dining from chef Michael Caines.

The location is ideal for enjoying a wonderful lifestyle with the perfect combination of privacy and accessibility. The railway station at Lypstone, which is a 10 minute walk from the property, has a direct train service to Exeter from where there is a regular train service to London Paddington.

Exeter city centre is about nine miles from Lypstone and offers a wide range of facilities, including a large shopping centre, John Lewis store, a Waitrose and a host of boutiques, cafés and restaurants. There is also a theatre and the famous medieval cathedral, one of the finest examples of Gothic architecture anywhere.

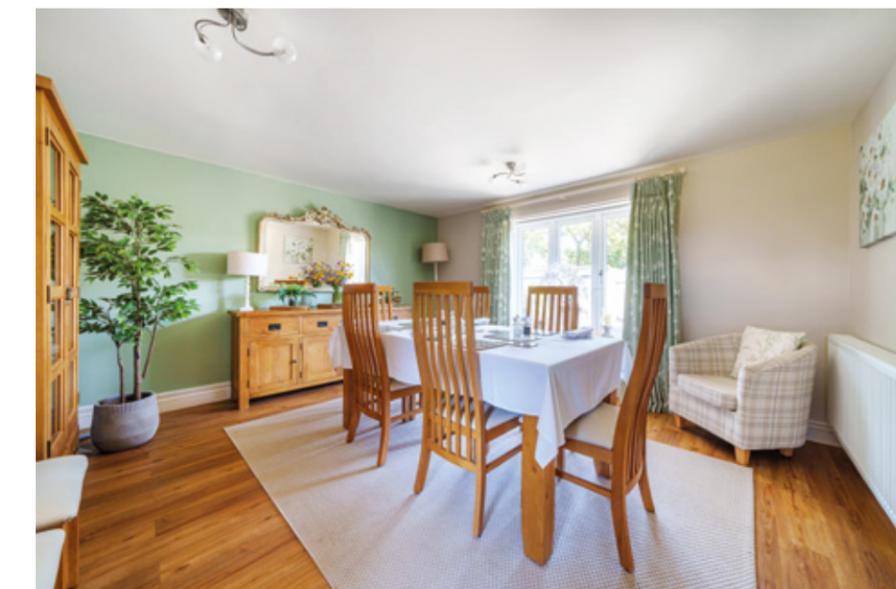


The beautiful coastal town of Exmouth is one mile away and enjoys miles of world heritage coastline. There is a wide variety of shops including a large Marks and Spencer foodhall.

There are many well-regarded private and state schools in the area including Exeter School, Blundells, Taunton School, King's College, Wellington, Colyton Grammar and St Peter's Prep School and slightly further afield is Millfield. The leading land-based Bickton College, set within an area of outstanding natural beauty is around 7 miles away.

## THE OLD DAIRY

The Old Dairy is a charming, characterful property, which has undergone extensive refurbishment by the current owners. Currently run as a successful B & B the property has scope to continue as a home with income potential or as a superb family home.





Located opposite the main house on the other side of the drive is a two bedroom Byre that can be rented out or provides accommodation for a dependent relative.

A covered entrance leads into the reception hall, providing access to the principal living accommodation, with double doors opening into the pretty sun room which overlooks the garden. On the ground floor is an impressive sitting room enjoying a triple aspect with a large inglenook fireplace incorporating a Villager wood burning stove. The spacious dining room has a window to front. There is a good-sized ground floor bedroom, again, overlooking the front which would also be well suited to a home office.

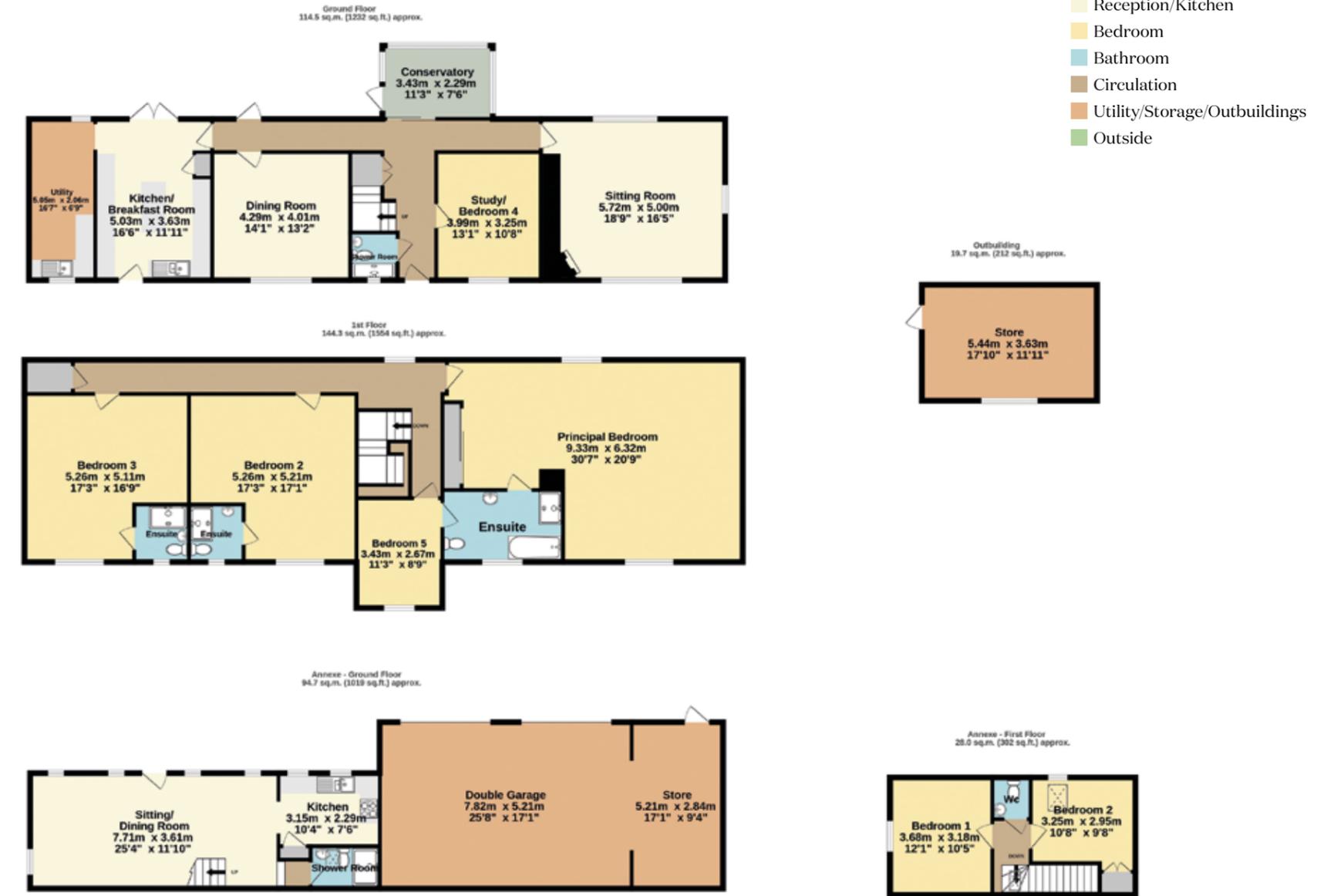
The kitchen is dual aspect with patio doors leading into the garden and fitted with an extensive range of wall and base units with oak worksurfaces and central island unit, along with appliances. A large utility room with space for laundry appliances leads off the kitchen.





On the first floor the light and airy landing with windows overlooking the meadow to the rear has far reaching views towards the Haldon Hills and leads to the bedrooms. The principal bedroom is dual aspect and enjoys a beautiful outlook over the garden and surrounding farmland. There is a separate, adjoining relaxing sitting area which would also serve well as a dressing area. The spacious en suite bathroom leads to the fifth bedroom, with window to the front, which can also be accessed from the landing. Bedroom 2 and Bedroom 3 both spacious, light and airy rooms with en suite bathrooms and windows to the front, are also accessed from the landing.

Approximate Gross Internal Area  
401.2 sq.m. (4319 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## BYRE COTTAGE

Located opposite the main house Byre Cottage is approached via a small courtyard with a superb reception room extending to 25' and stairs leading to the first floor. From here two steps lead to the kitchen, fitted with a range of units and appliances. There is also a shower room with Velux window. To the first floor there are two generous bedrooms, one with fitted wardrobes, and first floor cloakroom.

## GARDEN AND GROUNDS

From the road a driveway leads to the property opening out into a good sized parking area for a number of vehicles. Attached to the Byre is a double garage/workshop with EV Charging point.

To the rear is a beautiful west-facing patio providing a superb spot for outside dining with planted borders and a level area of lawn. Over recent years the vendors purchased an additional area of ground to the rear and have created a stunning wildlife garden, with extensive newly planted native hedgerows and copse, wildflower meadow, wildlife pond and orchard. In addition, there is a productive garden area complete with large shed, with light and power, and rainwater harvesting system. There are two large, level terrace areas, ideal for the addition of a summer house or shepherd's hut, subject to the necessary planning consent with the overall plot measuring just under 1 acre.



## PROPERTY INFORMATION

**Services:** Mains gas, drainage and electricity.

**Tenure:** Freehold

**Local Authority:** East Devon County Council

**Council Tax:** Band F

**EPC:** A

**Directions:** [///shredder.thunder.approach](http://shredder.thunder.approach)



I would be delighted  
to tell you more.

**Joel Moore**  
01392 423111  
joel.moore@knightfrank.com

**Knight Frank Exeter**  
19 Southernhay East, Exeter  
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)