



East of 
ESTATE AGENTS

Ebford Lane
Ebford £840,000

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This beautifully presented detached property offers a spacious, elegant, and versatile layout, perfectly positioned in a peaceful location. Thoughtfully extended and designed with attention to detail, it boasts four bedrooms, a charming sitting room with a feature fireplace, and a conservatory that flows seamlessly into the stylish kitchen – downstairs features a potential fifth bedroom. The property is complemented by large, well-maintained gardens, a garage, and an array of additional features including a home gym and art studio. Surrounded by idyllic countryside views, it combines modern comforts with rural charm, offering a serene lifestyle in a well-connected setting.

Detached Property | Four Bedrooms with Master Ensuite | Large Country Kitchen | Charming Lounge | Family Bathroom | Conservatory | Family Room | Extensive Gardens | Studio & Gymnasium | Garage & Ample Off-Road Parking

LOCATION

Situated along a quiet country lane, the property enjoys a peaceful rural setting with convenient access to nearby amenities. The main road to Exmouth is easily accessible, while the vibrant city of Exeter is just a short drive away. The property is also close to Darts Farm Village and the picturesque town of Topsham, both offering a range of shops, cafés, and recreational facilities. For those needing public transport, a railway station in the neighbouring village provides easy connectivity as well as 2 bus stops within walking distance. The property combines the best of both worlds, offering tranquil countryside living within close reach of city conveniences.

DESCRIPTION

This beautifully extended detached 5 bedroom property offers an exceptional blend of charm, character, and modern convenience. Upon entering, you are welcomed into a bright and spacious hallway that sets the tone for the home's inviting and elegant atmosphere. The hallway features ample natural light and leads through the property, with a staircase at its end crowned by a dramatic vista window, perfectly framing the open countryside views beyond. This focal point floods the hallway with light and creates a striking impression as you move through the home.

The sitting room is warm and cosy, with a stunning feature fireplace at its heart. The wood-burning stove is framed by a classic wooden mantle, adding a touch of traditional character to the space.



Sliding glass doors open from the sitting room into a large conservatory, creating a sense of flow and continuity between the living spaces. The conservatory serves as a multifunctional room, with ample space for both dining and relaxing. Solid wide-plank wooden flooring runs throughout, and French doors lead out to a paved seating area, offering seamless indoor-outdoor living and beautiful views of the garden.

The conservatory also connects directly to the kitchen, which has been thoughtfully designed with a blend of classic and contemporary elements. Solid wood worktops and shaker-style cabinets create a timeless look, while modern appliances, including a dual fuel range cooker, add to the home's practicality. A charming Double Bowl Belfast sink sits beneath the window overlooking the garden, providing lovely views of the greenery and countryside beyond. From the kitchen, a door leads back to the central hallway. Off the hallway is a versatile family room, which also functions as a study or ground floor bedroom 5 with adjacent showerroom/cloakroom. A utility room with ample storage, and direct access to the adjoining garage and workshop, ensuring convenience and additional functionality.

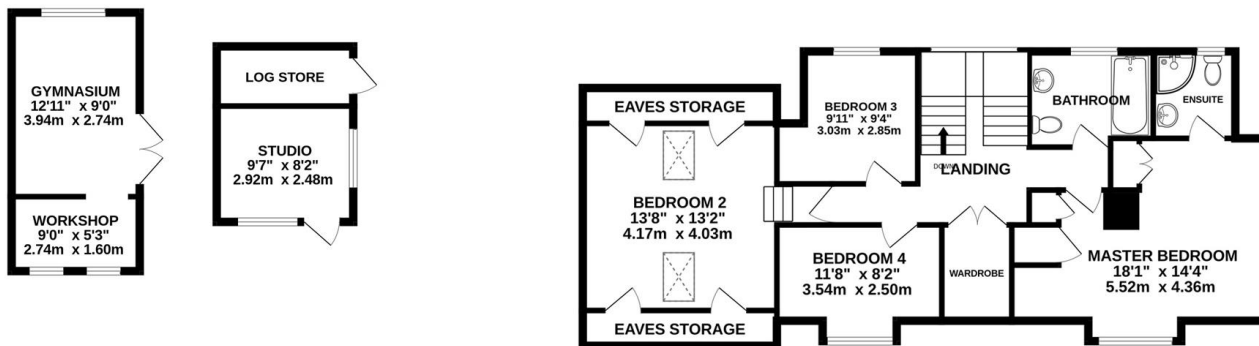
Upstairs, the first-floor layout continues the theme of light and space. The landing features the dramatic vista window, providing sweeping views across the open fields and hedgerows. Four bedrooms are arranged around the landing, with the bedrooms tucked charmingly under the eaves, adding a sense of character and cosiness. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms share a spacious family bathroom. Additionally, a large walk-in wardrobe is located on the landing, offering extensive storage space. This home is beautifully presented throughout, combining traditional elements with modern touches, and creating a space that feels both elegant and inviting.

GARDEN AND GROUNDS

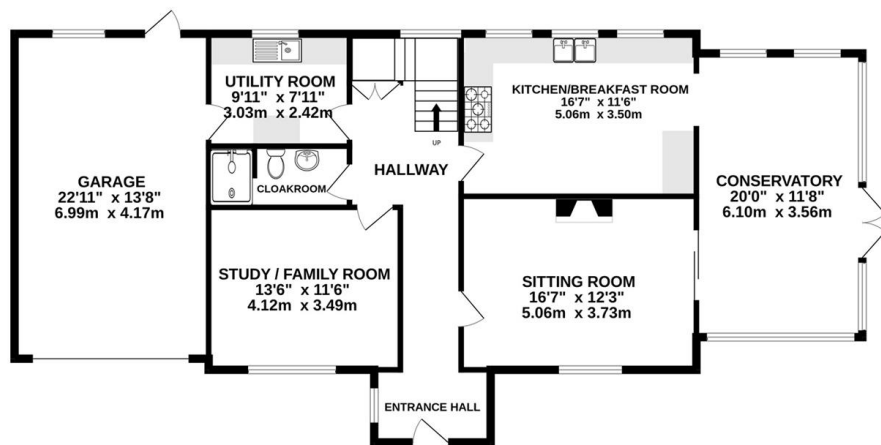
The expansive gardens are a true highlight of the property. A large central seating area, paved with natural stone, offers a perfect spot to relax and take in the peaceful surroundings. The extensive lawn is dotted with various productive fruit trees, while a secluded slate-backed seating area provides an additional tranquil space. Beyond, a pathway leads to a vegetable garden complete with a greenhouse and raised beds. Additional features include a converted gym housed in a central outbuilding, an art studio in the rear garden, and ample parking with a garage to the side of the property.



1ST FLOOR
894 sq.ft. (83.1 sq.m.) approx.



GROUND FLOOR
1399 sq.ft. (130.0 sq.m.) approx.



TOTAL FLOOR AREA : 2293 sq.ft. (213.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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