



East of **EXE**  
ESTATE AGENTS

Longmeadow Road  
£1,250,000



# Longmeadow Road

## £1,250,000

Nestled in the heart of the highly desirable estuary village of Lymptone, this exceptional 5 bedroom detached home offers a perfect blend of character, space and versatility. Boasting an attached 2 bedroom annexe with its own private garden, beautifully landscaped gardens and a wealth of living accommodation, this property is ideal for multigenerational living or those seeking additional rental potential.

Spacious 5 bedroom detached home | Attached 2-bedroom annexe | Welcoming reception hall | Family kitchen | Utility/boot room | Sitting room | Formal dining or playroom | Master bedroom with bath ensuite | Family shower room | Study/ home office | Conservatory | Generous landscaped gardens and recreational field | Double garage & parking for 5 cars

### DESCRIPTION

Nestled in the heart of the highly desirable estuary village of Lymptone, this exceptional 5-bedroom detached home offers a perfect blend of character, space, and versatility. Boasting an attached 2-bedroom annexe with its own private garden, beautifully landscaped gardens, and a wealth of living accommodation, this property is ideal for multigenerational living or those seeking additional rental potential.

Upon entering the welcoming reception hall, you are led into a spacious and stylish family kitchen, complemented by a utility/boot room with direct access to the annexe. The sitting room, complete with double doors opening onto the gardens, provides a wonderful space for relaxation, while the conservatory offers an idyllic spot to enjoy the garden views. A dedicated study ensures work-from-home convenience, and the generous first floor snug adds to the home's flexible layout. The first floor of the main house features five well-appointed double bedrooms, including a master suite with en-suite facilities, alongside a family shower room with separate WC and a large landing which provides a wonderful space to be used as a relaxing snug or further study. The annexe, with its own entrance, includes two bedrooms, a living area, a kitchen, and a bathroom-ideal for guests, extended family, or rental opportunities.





### GARDEN DESCRIPTION

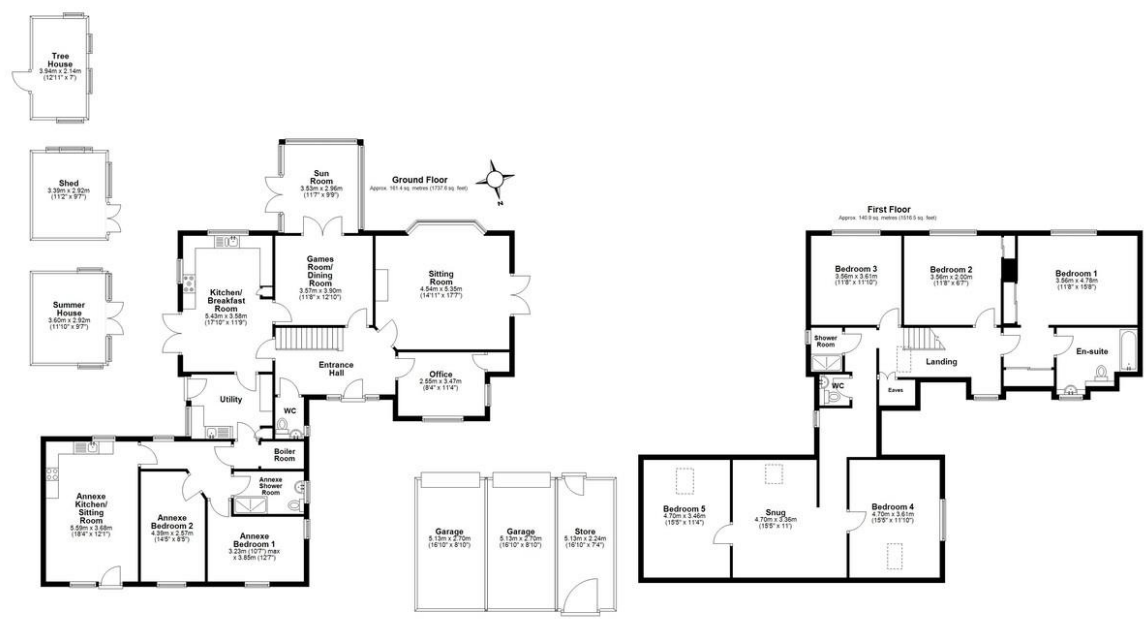
Set within beautifully stocked, landscaped gardens, this outdoor space is a true haven of tranquility. Lush planting, mature trees, and carefully designed features create a stunning backdrop for relaxation and entertaining. Adjacent to the main garden, a generous field in behind offers additional space with summer house, tree house and endless possibilities. A spacious double garage provides secure storage and comes with exciting development potential above, perfect for a home office, studio, or additional accommodation. With ample parking for up to five vehicles, this exceptional garden setting effortlessly combines beauty, practicality, and future potential.

### LOCATION

Nestled in the heart of Lypstone, this exceptional location offers an exquisite blend of coastal elegance and village charm. Just moments from the scenic waterfront, it boasts breath-taking estuary views, historic inns rich with character, and a quaint village shop for everyday essentials. Families will appreciate proximity to the prestigious St Peter's Preparatory School and the excellent local primary school, while commuting professionals seeking a tranquil escape from city life benefit from the nearby train station, providing seamless connections to Exeter St David's and London Paddington beyond. With its idyllic surroundings, refined atmosphere, and strong sense of community, this is a truly enviable setting that perfectly balances charm and convenience.

A rare opportunity to acquire a unique and spacious family home, complete with additional land, and secondary accommodation in one of East Devon's most sought-after locations - early viewing is highly recommended.





Total area: approx. 302.3 sq. metres (3254.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 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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