



East of 
ESTATE AGENTS

The Strand
Lympstone £225,000

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Morcote is a delightful period property situated in the heart of the picturesque village of Lympstone. This charming home blends character features with modern finishes, creating a stylish and comfortable living space. Set on The Strand, the property is just a short walk from the village centre, the estuary, and the train station, offering a blend of convenience and scenic surroundings.

1 Bed Period Property | Delightful Sitting Room with Inset Stove | Modern Kitchen | Bathroom | Character & Charm | Fantastic Central Location |

DESCRIPTION

A glazed front porch leads into a welcoming central hallway with a useful storage cupboard beneath the staircase. To the left, the kitchen features sleek grey wall and base units with a white speckled granite-effect worktop. A circular inset sink is positioned beneath the front-facing window, while an inset ceramic hob with an oven below sits opposite. The matching white speckled wall covering creates a clean and cohesive look.

Opposite the kitchen, the sitting room is full of charm with solid wooden flooring and walls painted in a soft pastel green. A central inset wood stove rests on a black slate hearth, with a thick wooden mantle above adding warmth and character. The sash window to the front allows natural light to stream in and is fitted with white shutter blinds, offering both privacy and a view of the street below.

A winding staircase leads to the first floor. The bedroom is a light and spacious room with a sash window overlooking the street, also fitted with white shutter blinds. Across the landing is a versatile ancillary room, providing additional flexibility. Adjacent to this is the bathroom, fitted with a corner shower cubicle, a white WC, and a matching hand basin. Decorative wall tiles with an ornate dado border add a touch of elegance to the space. Throughout the property, solid wooden doors with black iron hardware enhance the period charm, complementing the home's character and cohesive style.



LOCATION

Morcote enjoys a prime position on The Strand, a central location in the historic village of Lympstone. Just a short stroll from the property is the village centre, offering a selection of local shops, pubs, and cafés. The nearby train station provides excellent connectivity to Exmouth and the city of Exeter, making commuting and exploring the wider area convenient and straightforward. The scenic Exe Estuary is within easy walking distance, offering beautiful waterside views and opportunities for leisurely walks along the historic quay. Lympstone is known for its strong community atmosphere and rich maritime heritage, making it one of the most desirable locations along the Exe Estuary. The village's charming mix of period architecture, coastal scenery, and convenient transport links ensures that Morcote is perfectly situated to enjoy everything the area has to offer.

AGENTS NOTES

To the best of the Vendors knowledge they had advised the following:-

Tenure: Freehold

Council Tax Band: B

Council: East Devon Country Council

Parking: On Street Parking

Garden: No Outside Space

Electricity: Mains

Gas: No Mains Gas At The Property

Heating : Electric Heating

Water supply: Mains

Sewerage: Mains

Broadband: Fibre To Cabinet Broadband - 76mps

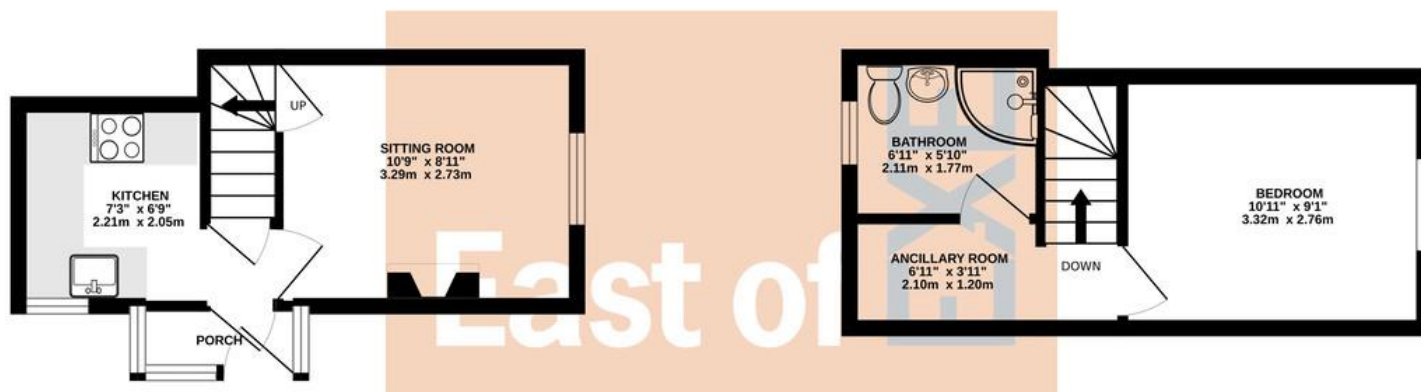
Download Speed and 15mps upload

Mobile Signal : Several networks currently showing as available at the property including EE and Vodafone

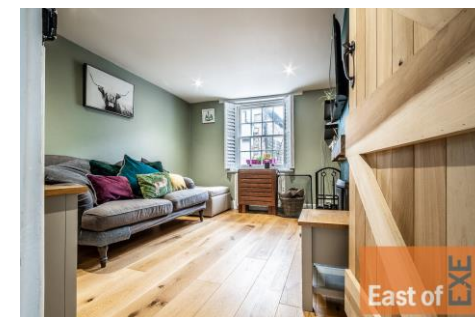


GROUND FLOOR
179 sq.ft. (16.6 sq.m.) approx.

1ST FLOOR
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 372 sq.ft. (34.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 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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