



**East of**   
ESTATE AGENTS

**Charles Court**

Lympstone OIEO £1,000,000



# Charles Court

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An exclusive home of exceptional craftsmanship and modern elegance, situated within a unique and exclusive development of just ten prestigious detached homes by award-winning local developers RBL Homes, this newly constructed residence exemplifies luxury living in one of Devon's most desirable villages. Nestled in the historic and picturesque village of Lympstone, and bordered by a flourishing wildflower meadow, the property offers an idyllic blend of rural charm and high-spec, contemporary design.

Prestigious Detached House | 3 Double Bedrooms | Kitchen/Dining Room | Downstairs Office Space/4<sup>th</sup> Bedroom and Utility Room | Luxurious Principal Suite | Generous Levelled Lawn and Dining Terrace | Garage and Off-Road Parking | RBL Homes Award Winning Development | EV Car Charging |

## DESCRIPTION

Upon entering, you are welcomed into a grand reception hall - an impressive space with a vaulted ceiling and a stunning oak and glass floating-style staircase, softly illuminated to create a striking architectural focal point. This space sets the tone for the elegant interiors that unfold throughout the home.

The ground floor has been thoughtfully designed for flexibility and comfort, featuring a dedicated study and a stylish shower room, ideal for future-proof ground floor living or welcoming guests. The formal sitting room enjoys direct access to the beautifully landscaped gardens via glazed doors, while the expansive open-plan kitchen, living and dining area forms the social heart of the home - a light-filled, contemporary space designed for both everyday living and entertaining.

The kitchen is a true showpiece, supplied and installed by Sapphire Spaces, and fitted with Miele appliances throughout, including a Miele wine fridge in the separate utility room. A sleek induction hob with built-in extractor fan, Quooker boiling water tap, and elegant cabinetry reflect the highest standards of quality and style.

Adding to the luxurious specification is underfloor heating across both floors, a state-of-the-art Mechanical Ventilation with Heat Recovery (MVHR) system in several rooms for year-round comfort.

A built-in 2.3m cinema screen provides a premium home entertainment experience, while a dedicated EV car charger supports sustainable modern living.

Upstairs, the property offers three spacious double bedrooms, including a sumptuous principal suite with its own en suite shower room and custom dressing area. The family bathroom continues the theme of luxury, also designed and installed by Sapphire Spaces, and features a freestanding bath and walk-





in shower with carefully selected finishes that echo the elegance found throughout the home. Externally, the home benefits from professionally designed gardens, a private garage, and off-road parking, all seamlessly integrated with the contemporary architecture of the property. This is a rare opportunity to own a bespoke, high-specification home within a select development - a place where timeless village charm meets modern sophistication, and every detail has been crafted with care.

## LOCATION

A select development of just 10 detached homes, built award winning developers-RBL Homes, The Charles Court development won Michelmores 2023 Residential Project of the Year. Nestled in the very heart of the historic estuary village of Lymestone, 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.

## AGENT NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold  
Council Tax Band: G  
Council: East Devon District Council  
Parking: Private Parking & Garage  
Garden: Private Rear Garden with Patio  
Electricity: Mains  
Gas: Mains

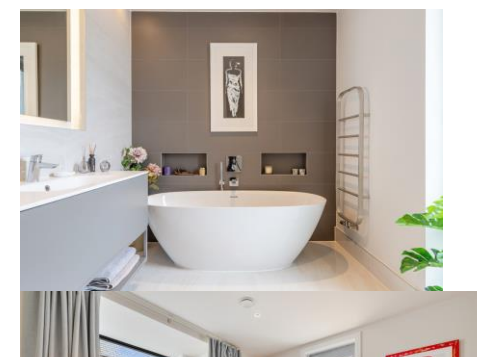
Heating: Gas Boiler  
Water supply: Mains  
Sewerage: Mains  
Broadband: Full Fibre Broadband With 1600 MPS Download & 115MPS Upload  
Mobile Signal: Several networks currently showing as available at the property including.. EE & Vodafone





Total area: approx. 206.8 sq. metres (2226.2 sq. feet)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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