



East of 
ESTATE AGENTS

Charles Court
Lympstone OIEO £1,295,000

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Situated within a unique and exclusive development of just ten prestigious detached homes by the award-winning local developers, RBL Homes, this newly constructed residence exemplifies sophisticated family living in one of Devon's most desirable villages, on the private road of Charles Court.

Prestigious Detached House | 5 Double Bedrooms | 3 Reception Rooms and Kitchen Diner | Luxurious Principal Bedroom Suite | Top Floor Private 2-Bedroom Suite | Contemporary Landscaped Garden with Dining Terrace | Outdoor Storage Workshop | Carport and Off-Road Parking | RBL Homes Award Winning Development | 3,000 Sq. ft Over 3 Floors

DESCRIPTION

Situated within a unique and exclusive development of just ten prestigious detached homes by the award-winning local developers, RBL Homes, this newly constructed residence exemplifies sophisticated family living in one of Devon's most desirable villages, on the private road of Charles Court.

Nestled at the centre of the historic and picturesque village of Lympstone and surrounded by a flourishing wildflower meadow, this exceptional property offers a rare blend of rural charm and cutting-edge contemporary design. Set across three thoughtfully planned floors, the home features five generously sized bedrooms, three versatile reception rooms, and a luxurious top-floor suite comprising two double bedrooms, a stylish bathroom, and a private sitting room - ideal for multi-generational living or visiting guests.

Designed for comfort and convenience, the home benefits from underfloor heating throughout and air conditioning in several of the bedrooms. The ground floor offers light-filled and well-proportioned spaces tailored for modern family life, seamlessly connecting areas for relaxation, work, and entertaining. The interiors have been meticulously curated by the current owners with a refined aesthetic and an uncompromising attention to detail.



Externally, the property enjoys meticulously landscaped rear gardens, a private carport, and off-road parking for three vehicles, providing both practicality and a strong sense of arrival. Every element of this home - from its superior finish to its thoughtful layout - reflects a deep understanding of the needs of the modern family. A rare opportunity to own a truly special home in a highly sought-after setting, combining contemporary comfort with timeless village charm.

LOCATION

Oysters is set within contemporary landscaped gardens, designed with both style and functionality in mind - a perfect setting for outdoor entertaining and relaxed family living. An elegant terrace, accessed from both the sitting room and kitchen lead to a lush lawned garden, beautifully complimented by specialised border planting that brings year-round colour, texture, and privacy to the space. Steps from the main terrace guide you down to this tranquil lawned area, ideal for children to play or for enjoying summer evenings surrounded by nature.

Discreetly positioned within the garden is a useful outdoor storage workshop, designed to harmonise with the architecture of the main house. A covered passageway connects the rear garden to the front, offering secure and sheltered storage - ideal for bicycles, gardening tools, or outdoor gear.

At the front, an open car port and off-road parking for three vehicles complete the property, combining practicality with the thoughtful design that defines every element of this home.

Residents of Charles court have use of the surrounding wildflower meadows intersected by meandering paths leading around a pond. The whole space acts as a lovely shared open space for residents of Charles court and the villagers of Iympstone to enjoy. The meadow is owned and maintained by the parish council whilst the pond is owned by the residents of Charles court.





Total area: approx. 305.2 sq. metres (3284.8 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	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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