



East of 
ESTATE AGENTS

Clyst Valley Road
Clyst St. Mary £775,000

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Nestled within a highly sought-after village, this exceptional family residence on a ¼ acre plot has undergone a comprehensive transformation, emerging as a magnificent open-plan home. Every detail of this property has been meticulously considered and executed, blending contemporary design with remarkable eco-conscious features, culminating in an outstanding 'A' rated EPC. This is a home designed for modern living, offering both elegance and impressive energy efficiency.

Detached House | Five Bedrooms | Two Bathrooms | Spacious Open Planned Kitchen/Diner and Family Room | Sitting Room | Utility Room | Cloakroom | Office/Gymnasium | Large Garden | An 'A' rated EPC with excellent Eco Credentials | Plot is ¼ of an acre

LOCATION

The property is located in a quiet and desirable area within the village of Clyst St Mary, a well-regarded community just a short distance from Exeter. The setting offers a blend of countryside living and excellent accessibility, with convenient road links to the A30, M5, and Exeter Airport. Local amenities include a village store, Clyst Valley Pre- and the highly rated Clyst St Mary Primary School, and the popular Half Moon Inn, all within walking distance. Nearby Winslade Manor offers fitness and dining facilities, further enhancing the lifestyle offering in the area. For those seeking leisure and coastal access, Exmouth and the East Devon coastline are easily reached by road. The village also benefits from access to scenic walking routes, cycle paths and public transport services into Exeter city centre.

DESCRIPTION

Step inside this beautifully remodelled home and be greeted by a beautiful entrance hall, where bespoke shaker-style joinery provides practical storage and a sophisticated welcome. An open staircase ascends to the first floor, featuring an exquisitely crafted wooden, ornate geometric panel that creates a striking focal point. Beneath the stairs, a clever storage cupboard and built-in seating offer both utility and charm. To the right of the entrance, a versatile ground floor room serves as either a fifth bedroom or a dedicated office, complemented by a convenient downstairs cloakroom.



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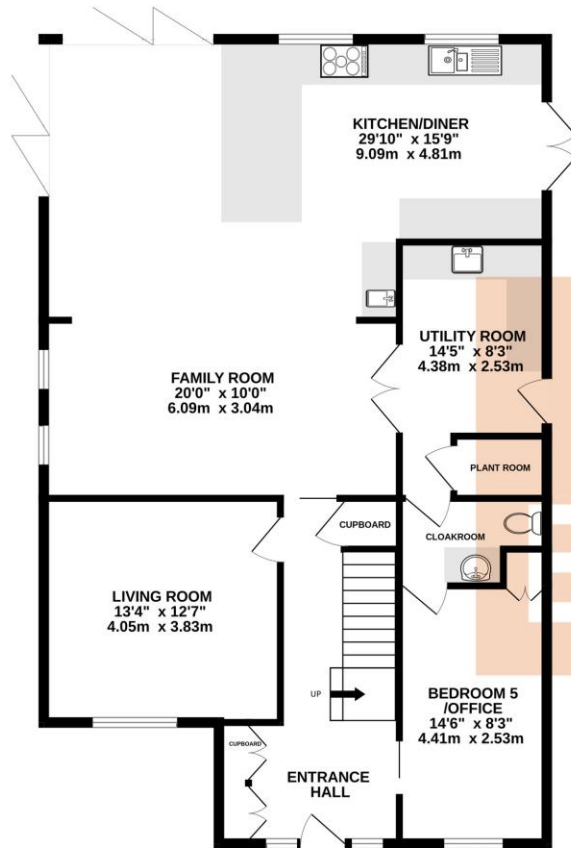
The spacious living room, ideally situated off the kitchen, flows seamlessly into the newly added open-plan kitchen, dining, and family room. This bright and airy space is bathed in natural light, thanks to corner bi-fold doors that open to the rear garden and large roof lights. The L-shaped kitchen boasts a peninsula island, featuring elegant shaker-style oak in-frame units and pristine white quartz worktops. Integrated Neff appliances ensure a high-end culinary experience, while a dedicated drinks station with a boiling tap, set against light pink metro wall tiles, adds a touch of luxury. Off the kitchen, a well-appointed utility room provides laundry facilities and convenient side access to the property. Ascending to the first floor, you'll discover four generously proportioned bedrooms. The primary bedroom offers a spacious en-suite with a walk-in shower and a dedicated dressing room. The family bathroom continues the theme of refined design, featuring a further walk-in shower, a bath, and contemporary wall-mounted WC and basin, all beautifully finished with herringbone and large format wall tiling.

GARDEN AND GROUNDS

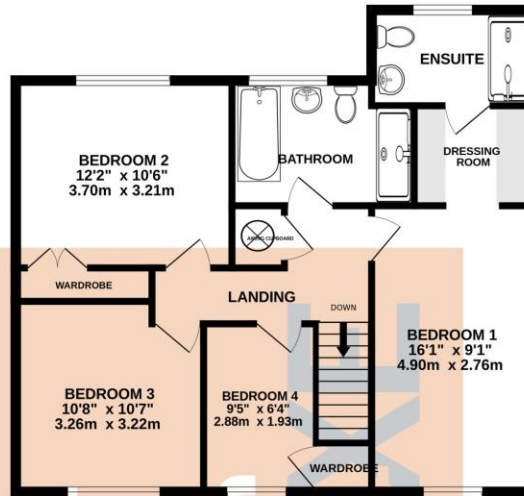
The property is enveloped by a substantial garden, offering ample outdoor space. To the front, a large lawn is gracefully set back behind a laurel hedge, with borders thoughtfully filled with shrubs. Extensive parking is available at the front of the property. Side access leads to a charming patio area, complete with generous shed storage and a pergola, with doors providing direct entry to both the utility room and the kitchen. A majestic willow tree stands impressively in one corner, while the far edge of the garden features a gravelled seating area and a second paved patio with a fire pit. Additionally, a dedicated office/gymnasium, built to impressive Passivhaus energy requirements, offers a versatile space with heating, cooling, and plumbing/waste provisions for future en-suite potential. The property also benefits from an 8.2kW solar system, a 9.5kWh battery, and an EV charger, contributing to exceptionally low energy bills, with heating and hot water costing approximately £200 per year. Further technical features include underfloor heating throughout most of the downstairs, ceiling speakers in the main living space, the second most efficient air source heat pump in the UK, CAT6 network cabling in all required locations, a UniFi network and CCTV system, and 1Gbit fibre internet.



GROUND FLOOR
1209 sq.ft. (112.3 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



GYM
163 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 2079 sq.ft. (193.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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	94 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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