



East of 
ESTATE AGENTS

Clyst Valley Road
Clyst St. Mary OIEO £600,000

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Nestled in a private corner of the popular village of Clyst St. Mary, this substantial family home offers both space and seclusion. The property is set back from the road, providing a sense of privacy with a large driveway and extensive front lawn. Inside, a well-planned layout connects a series of generous living spaces, with five spacious bedrooms on the first floor. A standout feature is the extensive, secluded rear garden, complete with a raised balcony offering far-reaching views. This residence combines comfortable village living with excellent access to local amenities and transport links.

Detached Family Home | Five Bedrooms | Spacious Sitting Room | Dining Room | Kitchen | Study/Bedroom 6 | Utility and Cloakroom | Family Bathroom | Large Garage with Ample Parking | Delightful Gardens

DESCRIPTION

A welcoming front porch leads into a central hallway, where a staircase ascends to the first floor. To the right is the impressive, spacious lounge, featuring a full-length window that provides a lovely view of the front garden. Bi-fold doors connect this room to the rear dining area, creating a fluid and open feel. The kitchen is fitted with wooden units and granite-effect worktops, with a gas hob and sink. Adjacent to the kitchen is a versatile study or office, which can easily serve as a further bedroom. A downstairs cloakroom with a WC and basin is also located on this level, along with a utility room providing access to the rear garden and the integral garage. The dining room, which is open-plan to the kitchen, is a bright and inviting space with French doors that open onto a raised balcony, offering a stunning vantage point over the secluded rear garden. The first floor accommodates five generous bedrooms, each with ample wardrobe storage. The primary bedroom includes an integral wet room with a shower, WC, and hand basin.



The bedrooms at the rear of the property benefit from wonderful views across the garden, while the front-facing bedrooms overlook the private front lawn. A family bathroom is finished with floor-to-ceiling blue and white tiles, featuring a separate bath and shower.

GARDEN AND GROUNDS

The property is situated within extensive grounds, providing a perfect blend of manicured and natural spaces. The front of the house features a large brick-paved driveway, providing generous parking and leading to the integral garage. An expansive lawn, centred around a beautiful acer tree, creates an appealing front aesthetic. The rear garden is a truly secluded haven. A raised balcony, accessed from the dining room, offers an idyllic spot for outdoor seating and provides expansive views over the landscape. A well-developed garden bed and greenhouse are situated to one side, while the main area is laid to lawn. The garden is framed by mature trees, including a magnificent oak and several accompanying conifers, enhancing the sense of privacy and tranquillity. Additionally, two wooden sheds offer practical storage solutions. The garage is notably large, stretching nine meters in length, and can be accessed from both the front driveway and the utility room.



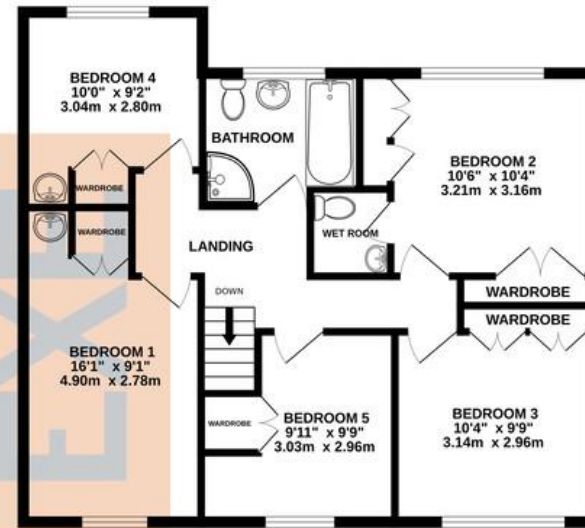
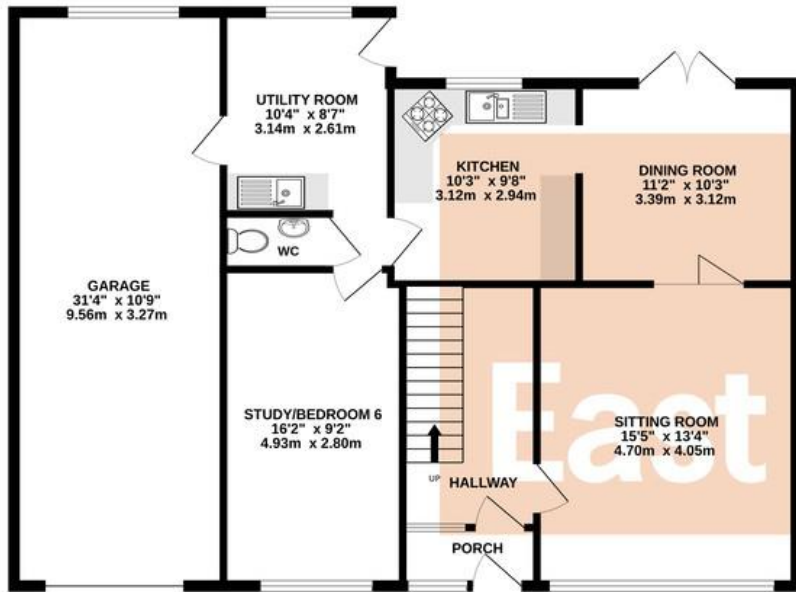
LOCATION

This property is situated in the charming and popular village of Clyst St. Mary. A short walk from the home, you'll find a selection of local amenities, including the well-regarded pub, a local shop, and the Clyst Valley Pre-School. Nearby, St. Bridget's Nursery and Greendale Farm Shop provide further conveniences. The stunning Winslade Park, with its recreational facilities and restaurants, is also within easy walking distance. The location provides convenient access to the M5 and Junction 30, offering excellent transport links to Exeter, Exmouth, and the wider surrounding area.



GROUND FLOOR
1098 sq.ft. (102.0 sq.m.) approx.

1ST FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1800 sq.ft. (167.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 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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