



naomi j ryan
estate agents



Link-Detached



Bedrooms: 4/5



Bathrooms: 2



Receptions: 3



Gas Central Heating



Private Driveway



Enclosed Garden



Council Tax Band: E

Guide £575,000 Freehold

Porlock House Lower Harrington Lane,

Pinhoe, Exeter, Devon, EX4 8PU

www.naomijryan.co.uk



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

A superb four/five-bedroom link-detached house located in an excellent position for access to the local amenities and facilities in Pinhoe. With generously proportioned rooms throughout, the property has outbuildings and a generous private driveway, all located at the end of a no-through road.

The property is located within an established residential area of Pinhoe and has good access to primary and secondary schools. Pinhoe has a wide range of amenities in Pinhoe village including a Spar Shop, Pharmacy, Public House, Butchers, and eateries, all within easy reach. Pinhoe Train Station is within walking distance of the property and offers Exeter and London Waterloo services. The property offers convenient access to the city's commuter network, including M5 Motorway, and public transport links.

Offering well-presented accommodation throughout, the property comprises entrance hall, ground floor shower room, dual aspect living room with bay window, separate dining room, modern fitted kitchen/breakfast room, separate utility room, and study with potential for use as an additional bedroom. A further reception room offers versatile space with a bay window to the front of the house. On the first floor are four generous double bedrooms and a spacious bathroom with a separate shower.

Outside is a delightful enclosed area of garden immediately to the front of the house. The garden is laid to lawn with a timber decked seating area. Accessed from Lower Harrington Lane is the private driveway, which runs up the side of the house to the rear, providing excellent off-road parking facilities. To the rear of the house are two garages/workshops (with power and light) and a store, offering great potential.

Early internal viewing is highly recommended for this wonderful home.

MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains water, gas, electricity, and drainage. Current broadband provider: Sky.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

AGENTS NOTE

Solar panels are installed at the property and are owned outright.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.







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2021

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2023

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2024

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	79
England & Wales		EU Directive 2002/91/EC	

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