



West of 

North Lodge
Exminster £425,000

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A beautifully presented former gatehouse lodge to a former Victorian Hospital, this unique Grade II listed home is full of period character and charm. Set in the sought-after village of Exminster, the property has been thoughtfully extended to offer spacious living with two double-aspect reception rooms, modern kitchen, downstairs shower room, three double bedrooms, and a family bathroom. Enjoy mature terraced gardens, plus a large courtyard garden with timber summer house, and a unique cave room. Ideally located within easy reach of village amenities, Exeter, and major transport links.

Beautiful Grade II listed Gate House Lodge | Sought-After Village Location | Spacious and Extended Layout | Light-Filled Living Spaces | Three Double Bedrooms | Modern and Functional Kitchen | Two Bathrooms | Stunning Mature Gardens | Unique Features | Excellent Accessibility

PROPERTY DETAILS:

Nestled in the highly sought-after village of Exminster, this exceptional Grade II listed former gatehouse lodge to the former historic Victorian Hospital now known as Devington Park, offers a rare opportunity to own a piece of local heritage. Brimming with charm and character, this unique home boasts a wealth of original period features, thoughtfully extended over the years to create a spacious and versatile living space.

The property welcomes you with a light-filled, double-aspect living room and an elegant double-aspect dining room-perfect for entertaining or relaxing in style. A modern, fully fitted kitchen and convenient downstairs shower room add to the home's practical appeal. Upstairs, you'll find three generously sized double bedrooms and a well-appointed family bathroom, all beautifully presented.

GARDENS AND COURTYARD

Outside, adjoining the rear of the property is a large paved courtyard garden with a timber summer house - ideal for relaxing and a unique cave room carved out of the bank - making a superb hobby room, office or garden room. Steps lead to the enchanting mature terraced gardens which wrap



around the rear and side of the property providing a tranquil retreat with lawns with a range of trees, established flowerbeds and winding paths - adding to the property's distinctive charm.

PARKING

The property benefits from a large driveway located to the front of the property offering parking for a number of vehicles.

LOCATION

The property is situated at the lower gated entrance to Devington Avenue - a wonderful tree lined Avenue that leads up to the Devington Park development, in the highly sought after village of Exminster. The village is very popular due to its abundance of amenities - including; Tesco Express, Teign Bean deli, village cafe, doctors surgery, pharmacy, post office, hairdressers, beauticians, 9 hole golf course with driving range and club house, gym and fitness classes in the nearby Westbank Centre. Enjoy wonderful walks in the countryside beyond the village or down to the canal path which threads along to the wonderful Turf Locks or along into Exeter and the historic Quay area.

AGENTS NOTES:

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

Tenure: Freehold

Council Tax Band: D

Council: Teignbridge District Council

Parking: Driveway parking

Garden: Enclosed courtyard garden and further large garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

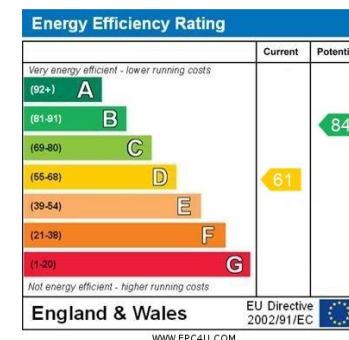
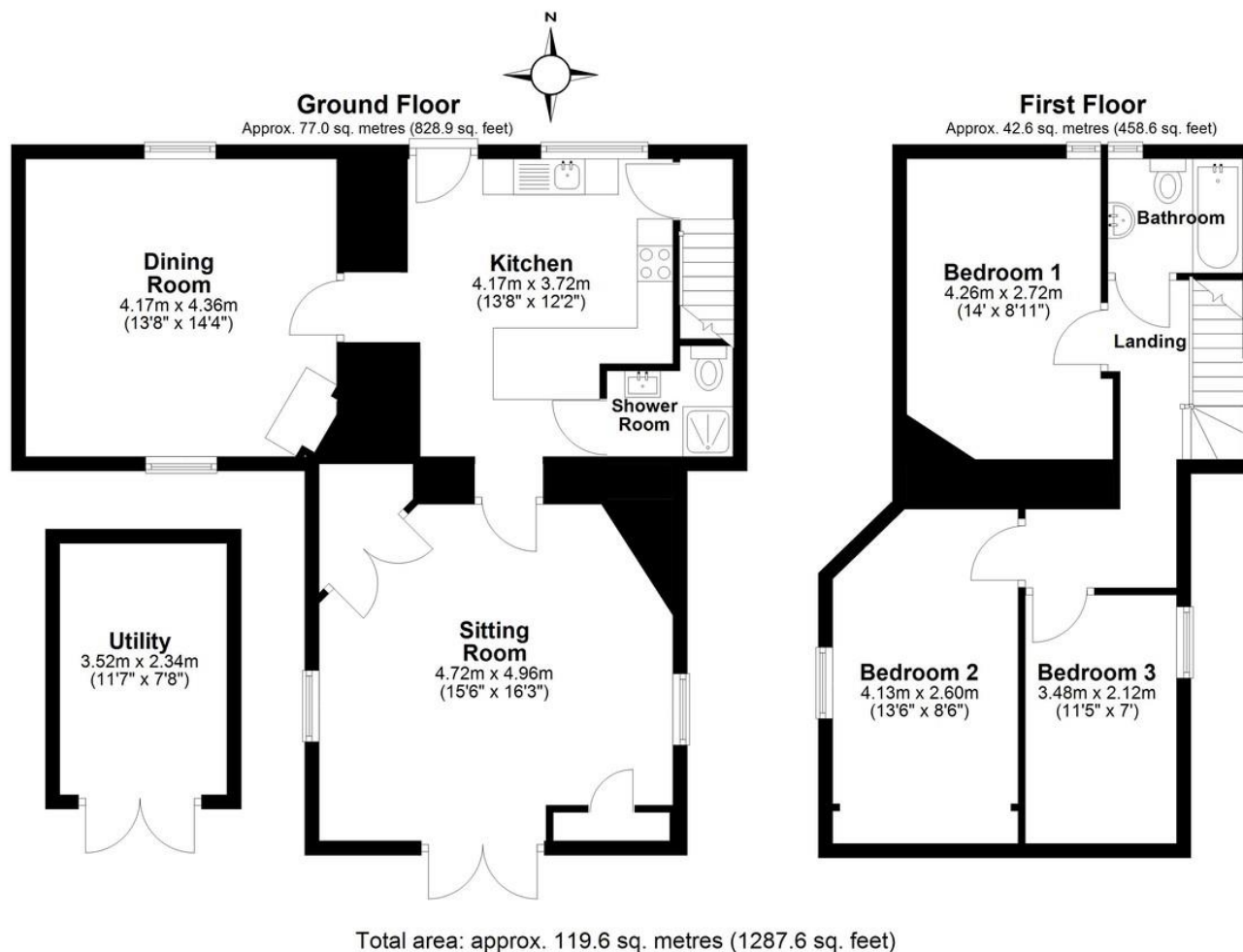
Water: Mains

Sewerage: Mains

Broadband: Standard - Highest available download speed is 15 Mbps and the Highest available upload speed is 1 Mbps. Faster speeds are available at an additional cost.

Mobile Coverage: Various mobile networks are available for this area





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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