



£1,200,000

Leustona, Longmeadow Road, Lypstone, Exmouth, Devon, EX8 5LL





DESCRIPTION: Nestled in the heart of the sought-after estuary village of Lypstone, this exceptional five-bedroom detached home combines character, space, and versatility. With an attached two-bedroom annexe featuring its own private garden and beautifully landscaped grounds, it's ideal for multi-generational living or rental potential.

A welcoming reception hall leads to a spacious, stylish family kitchen, complemented by a utility room with direct access to the annexe. The sitting room opens onto the garden through double doors, while the conservatory provides a peaceful spot to enjoy the views.

Upstairs, the main house offers five double bedrooms, including a principal suite with en-suite, a family shower room with separate WC, and a large landing suitable as an additional snug or study. The self-contained annexe, with its own entrance, includes two bedrooms, a living area, kitchen, and bathroom - perfect for guests, extended family, or income opportunities.

LOCATION: Leustona is a short walk to the heart of the village of Lypstone with its many amenities, including two Public Houses, a Primary School in the middle of the village, with St Peter's Independent school on it's outskirts, a shop, Post Office, Doctors Surgery, Sailing Club, Village Hall as well as a park and several recreational spaces. A Michelin-starred restaurant and boutique hotel are close by, further enhancing the area's appeal. Lypstone has great transport connections to both Exmouth & Exeter, either by train, bus or the Exe Estuary Cycle track. Exmouth town is less than 2 miles away boasting over 3 miles of glorious golden sands, a vibrant shopping centre that hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. The property is also well placed to take advantage of the East Devon countryside, with Woodbury Common less than a mile away.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Entrance door with double glazed windows to either side

ENTRANCE HALLWAY Solid wood flooring. Coved ceiling. Radiator. Stairs lead up to the first floor. Doors lead off to...

CLOAKROOM White suite with low level WC. Wash hand basin in tiled splash back with cupboards under. Double glazed opaque window to the side. Tiled floor. Extractor fan. Radiator.

SITTING ROOM 18' 5.49m) x 17' 7" (5.36m): Spacious room with a double glazed bay window to the rear and double glazed double doors to the side. Two radiators. Feature Oak mantled fireplace with tiled hearth and cast iron wood burner. Coved ceiling.

DINING ROOM 12' 3" (3.73m) x 11' 7" (3.53m): Coved ceiling. Radiator. Double glazed doors leading out onto the sun room. Double glazed windows to all sides and double glazed double doors leading out onto the patio. Door to the kitchen. Two double glazed Velux windows. Tiled Floor.

STUDY 11' 4" (3.45m) x 8' 5" (2.57m): Double glazed window to the front and to the side. Built-in storage cupboard. Coved ceiling. Radiator.

KITCHEN BREAKFAST ROOM 17' 11" (5.46m) x 11' 8" (3.56m): Double glazed window to the rear and double glazed door leading out to the side. Kitchen comprises roll edge worktop surfaces in tiled splash back with one and a half bowl stainless steel sink with drainer and mixer tap. Leisure professional Range style cooker. Cupboards and drawers under with space for fridge and dishwasher. Matching wall mounted cupboards and glass fronted display cabinets. Stainless steel cooker hood. Radiator. Tiled flooring throughout. Door leading to...

UTILITY ROOM 11' 8" (3.56m) x 8' (2.44m): Double glazed window and door to the side. Roll edge worktop surface in tiled splashback. Inset stainless steel sink with drainer and mixer tap. Cupboard under. Space for washing machine and tumble dryer. Further worktop surface with cupboards and drawers under and some wall mounted cupboards with space for fridge freezer. Tiled floor. Radiator. Door to...

BOILER ROOM 8' 11" (2.72m) x 3' 10" (1.17m): Gas fired boiler and pressurised hot water cylinder. Door to the Annexe.

FIRST FLOOR

LANDING Good sized landing with double glazed Velux window and a further double glazed window to the front. Eaves storage. Coved ceiling. Door to...

BEDROOM 1 15' 8" (4.78m) x 11' 7" (3.53m):

DRESSING AREA 6' 9" (2.06m) x 5' 4" (1.63m): with a triple wardrobe. Radiator. Opening through to the bedroom.

BEDROOM AREA Double glazed window to the rear overlooking the gardens. Fitted double wardrobe. Radiator. Door to...

EN-SUITE BATHROOM 10' 6" (3.20m) x 8' 10" (2.69m): Panelled bath in full tiled surround with mixer shower tap. Low level WC. Wash hand basin in tiled splash back with storage under. Opaque double glazed window to the front. Radiator. Tiled floor. Extractor fan.

BEDROOM 2 12' 7" (3.84m) x 11' 7" (3.53m): Double glazed window to the rear. Hatch to roof. Radiator.

BEDROOM 3 11' 8" (3.56m) x 11' 7" (3.53m): Double glazed window to the rear. Radiator.

INNER HALLWAY with doors leading off to...

SHOWER ROOM 5' 11" (1.80m) x 3' 11" (1.19m): Large double shower cubicle with sliding glass door and built-in shower. Opaque double glazed window to the side. Radiator. Tiled floor. Extractor fan.

CLOAKROOM Low level WC. Wash hand basin in tiled splash back with storage under. Opaque double glazed window to the side. Extractor fan. Radiator.

OPEN LANDING Double glazed window to the side. Two radiators. Double glazed Velux window to the rear. Doors lead off to...

BEDROOM 4 15' 4" (4.67m) x 11' 7" (3.53m): Double glazed window to the side and double glazed Velux window to the front. Radiator. Sloping ceilings.

BEDROOM 5 15' 4" (4.67m) x 11' 4" (3.45m): Double glazed Velux window to the rear. Radiator. Eaves storage. Sloping ceilings.

ANNEXE:

Glazed entrance door to the...

OPEN PLAN SITTING / DINING / KITCHEN 17' 10" (5.44m) x 12' (3.66m): Double glazed window to the front and to the rear. Radiator. Fitted kitchen with stainless steel sink, oven and hob and further space for appliances. From here there is an opening through to the...

INNER HALLWAY with double glazed window to the rear and doors that lead off to...

BEDROOM 1 12' 7" (3.84m) x 10' 11" (3.33m): Double glazed window. Radiator.

BEDROOM 2 13' 11" (4.24m) x 8' 5" (2.57m): Double glazed window. Radiator.

SHOWER ROOM 8' 11" (2.72m) x 3' 10" (1.17m): Fully tiled oversized corner shower cubicle with built-in shower. Low level WC. Built-in wash hand basin. Opaque double glazed window. Radiator.

OUTSIDE: To the front of the annexe is its own private **PARKING** and **COURTYARD** area, screened from the main house.



THE GARDENS: A true standout feature of the property is the exceptional size of the gardens, a rare and highly sought-after asset within the village. Beautifully stocked and thoughtfully landscaped, the grounds provide an immediate sense of space and tranquillity. Expanses of lawn sweep away from the house, framed by mature trees, established borders and carefully positioned seating areas, creating a picturesque and private setting ideal for both peaceful enjoyment and larger gatherings.

The gardens wrap around the property and extend seamlessly into a generous adjoining field beyond, offering remarkable versatility. Complete with a summer house and tree house, this additional space lends itself perfectly to family life, recreation, or potential lifestyle opportunities, all while enjoying delightful open aspects.

Practicality is equally well catered for. Two substantial garages provide excellent secure storage and present exciting scope for conversion above (subject to the necessary consents), making them ideal for a home office, studio or additional accommodation. Ample driveway **PARKING FOR UP TO 5 VEHICLES** further enhances the appeal.

Gardens of this scale, combined with two garages and extensive parking, are seldom found within the village, making this an exceptional and increasingly rare opportunity.

DOUBLE GARAGE measuring 16' 7" (5.05m) x 8' 10" (2.69m) and 16' 7" (5.05m) x 8' 10" (2.69m) along with a **STORE** to the side 16' 7" (5.05m) x 8' (2.44m) narrowing to 6': ensures secure storage and also presents exciting potential for conversion above - perfect for a home office, studio, or additional living accommodation.

COUNCIL TAX: Band F - £3,500.90

TENURE: Freehold

WHAT3WORDS: ///eclipses.decent.opponent

DIRECTIONS: From Exmouth proceed towards Exeter along the A376 road. When approaching Lymptone turn left by the traffic lights and Saddlers Arms onto Longmeadow Road. This property can be found a short way down on the left hand side.

GROUND FLOOR
1678 sq.ft. (155.9 sq.m.) approx.



1ST FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



TOTAL FLOOR AREA: 3031 sq.ft. (281.6 sq.m.) approx.

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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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			