



Appledore The Strand, Lymington

Exmouth

Guide Price £305,000



Appledore The Strand

Lympstone, Exmouth

Charming, spacious home on Lympstone's sought-after Strand. Waterside setting, flexible living, vibrant village amenities, and great transport links. Rare opportunity in East Devon. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Prime waterside position on The Strand, enjoying an enviable location in the heart of Lympstone.
- Character features combined with well-proportioned living spaces, creating a home full of charm and potential.
- A rare opportunity to acquire a home in one of East Devon's most sought-after village locations.
- A thriving village community with excellent pubs, cafés, a village shop, sailing club, primary school and local events throughout the year.
- Surrounded by outstanding countryside and coastal walks
- Beautifully presented period residence with an abundance of character
- Three generous bedrooms offering flexible living.
- Within easy walking distance of Lympstone Village railway station, offering regular rail links to Exeter and Exmouth.
- Characterful interiors, blending traditional features with comfortable everyday living.





Kirchen Lounge

15' 9" x 20' 10" (4.79m x 6.34m)

A spacious open-plan kitchen and living area forming the heart of the home. The kitchen offers ample worktop and storage space, while the lounge provides a comfortable setting for relaxing and entertaining. Filled with natural light, this versatile space is ideal for modern family living.

Bedroom 1

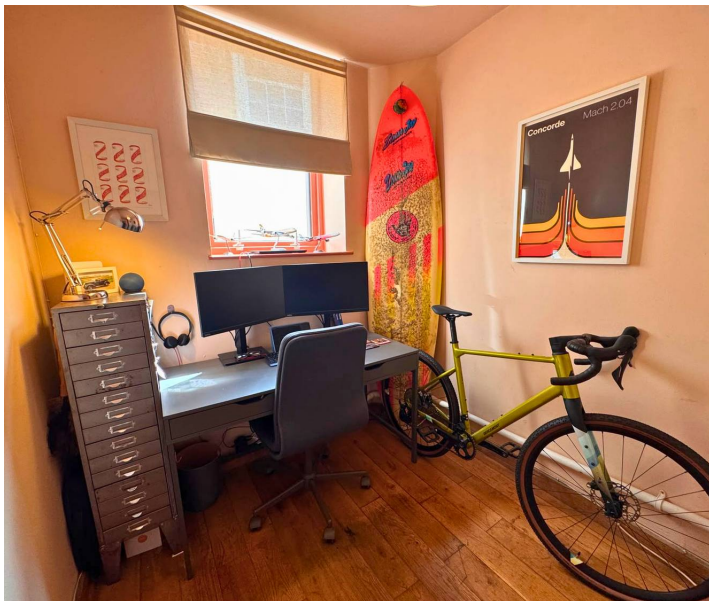
8' 5" x 7' 1" (2.57m x 2.16m)

Located on the ground floor, this spacious double bedroom offers flexible accommodation and is ideal for guests, multi-generational living or those seeking single-level accessibility. Bright and well-proportioned, it provides a comfortable and peaceful retreat.

Principal Bedroom

13' 8" x 13' 3" (4.16m x 4.05m)

A generous principal bedroom offering a peaceful retreat, with ample space for a king-size bed and additional bedroom furniture. Bright and well-proportioned, this room enjoys a welcoming atmosphere and provides an ideal space to unwind.



Bathroom

7' 7" x 6' 2" (2.32m x 1.87m)

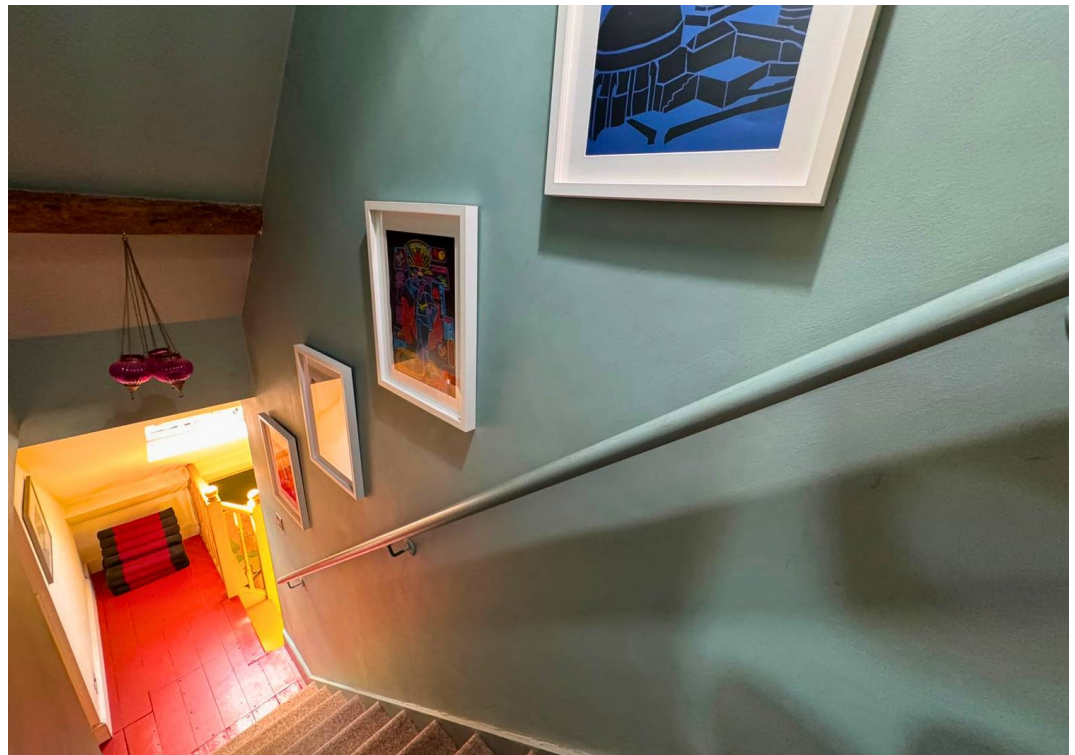
A charming family bathroom that complements the character of the home, featuring a traditional suite comprising a bath with shower over, wash hand basin and WC. Full of character and offering a warm, inviting atmosphere, the space is both practical and well-suited to everyday family living.

Bedroom 3

10' 11" x 10' 11" (3.33m x 3.34m)

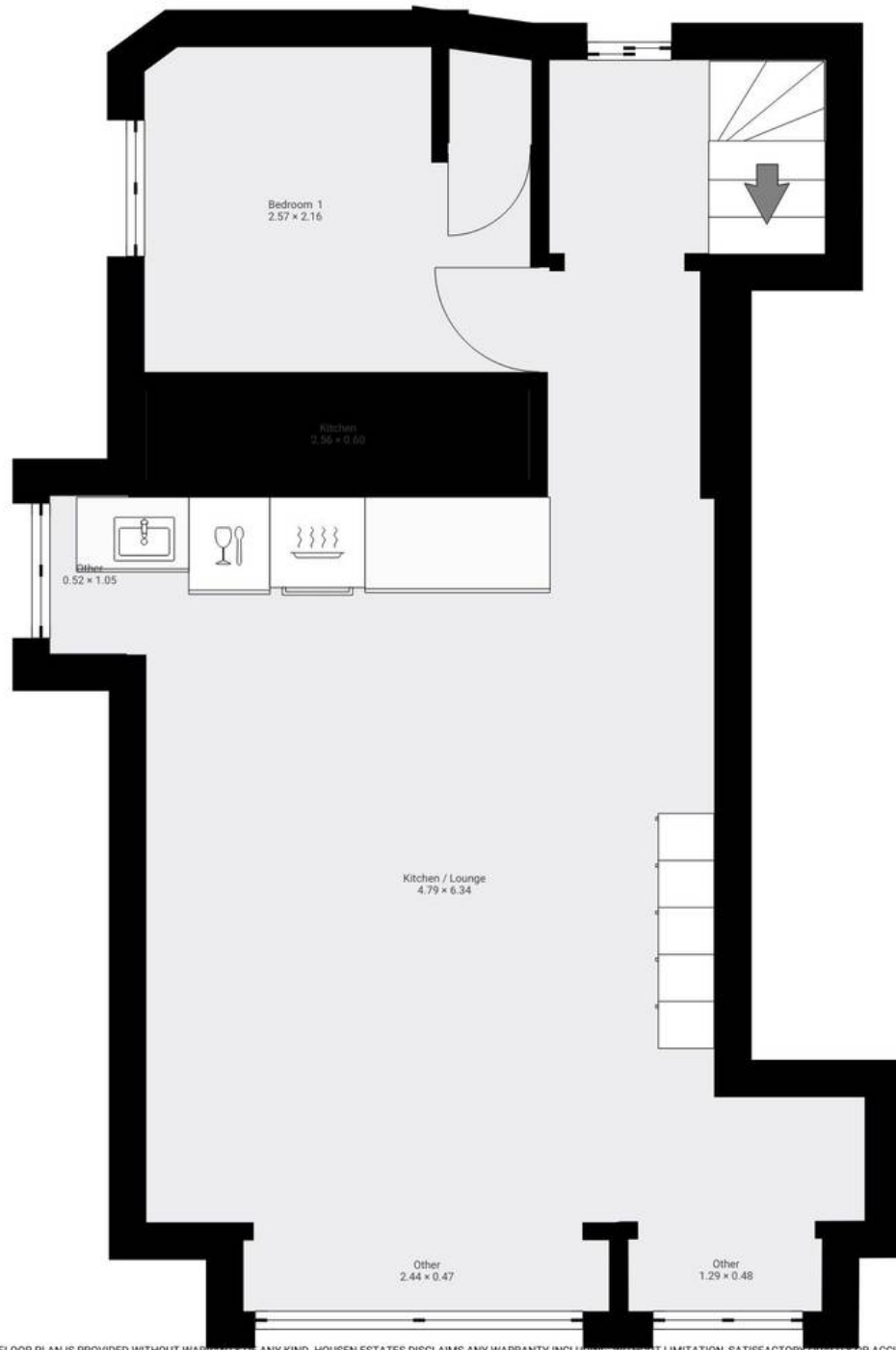
Situated on the second floor, Bedroom Three is a versatile room full of character, offering an ideal space for a guest room or home office. Enjoying an elevated position within the property, it provides a cosy and private setting with flexibility to suit a range of lifestyles.





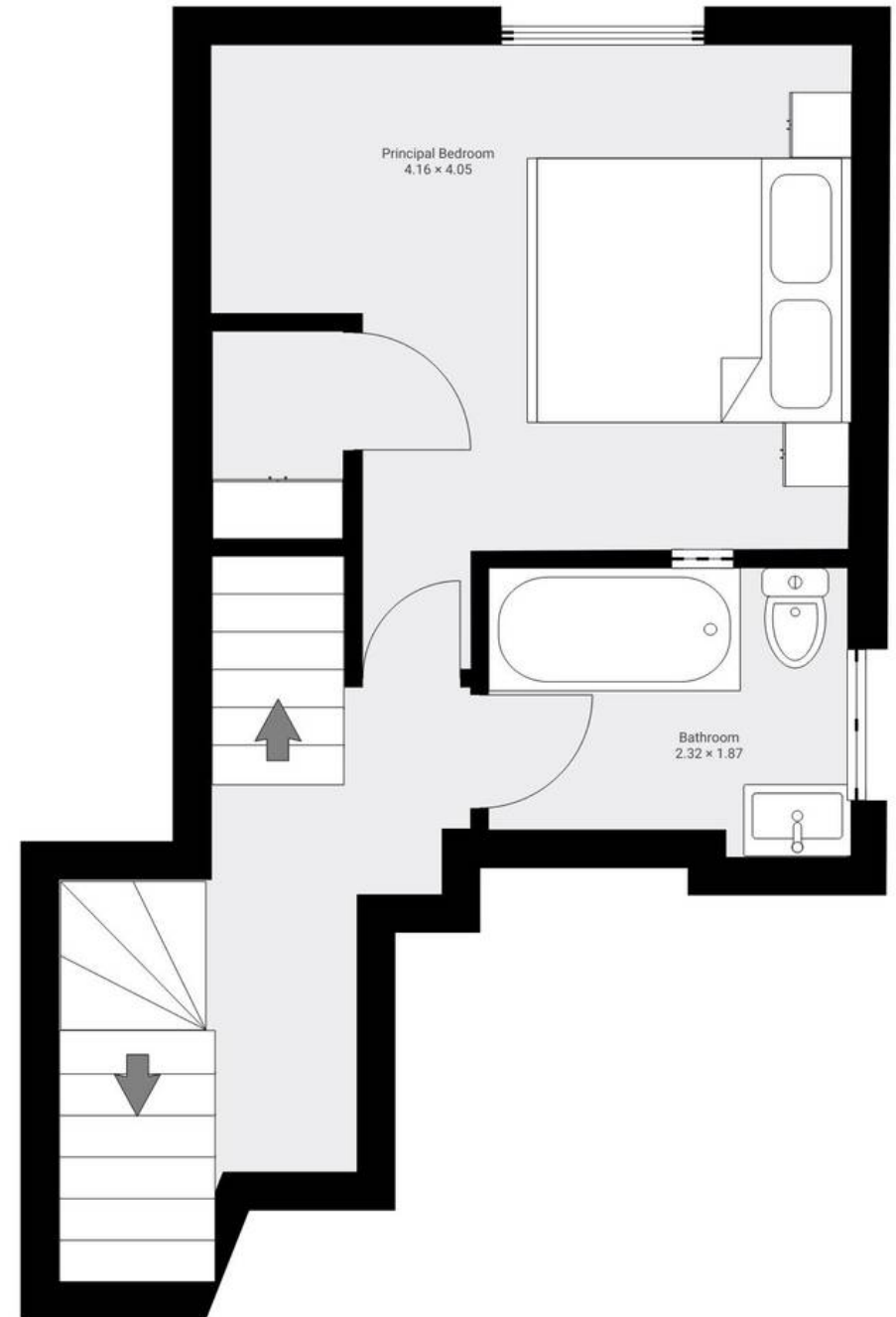
▼ Ground Floor

TOTAL AREA:32.22 m²-LIVING AREA:32.22 m²-ROOMS:8



▼ 1st Floor

TOTAL AREA:24.84 m²-LIVING AREA:24.84 m²-ROOMS:4



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