



Amberwood



# Amberwood

Exmouth Road, Lympstone, Devon, EX8 5AF

Exmouth Seafront (3 miles), Lympstone train station (1 mile),  
Central Exeter (8 miles)

A spacious detached 4 bed barn conversion set in a good sized plot with a part-built detached garage/workshop.

- Edge of sought-after village
- Rural views over adjoining farmland
- Flexible accommodation
- 4 bedrooms
- Part-built detached garage building
- Barn conversion
- 0.28 acres
- Exe Estuary location
- Freehold
- Council Tax Band: E

Guide Price £550,000

## SITUATION

Amberwood is situated on the edge of the village, a short walk to The Saddlers public house. Lympstone is a highly regarded village in the favoured Exe Estuary with an excellent range of local facilities including a sailing club, pubs, village hall, general store, Post Office, primary and pre-schooling, as well as an independent preparatory school, and a railway station connecting to Exeter. Nearby is the Exe Estuary Trail, a cycle path and walkway running along the estuary linking Exmouth, Exeter and Dawlish. The coastal resort of Exmouth is within 3 miles and provides an extensive range of facilities along with a sandy beach and marina. The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 plus Exeter International Airport.



## DESCRIPTION

Amberwood is a spacious family home created from a Victorian brick barn offering flexible accommodation on the edge of this popular village. It has been in the same ownership for many years, is set in grounds of over a quarter of an acre and enjoys fine rural views over adjoining farmland at the rear.

The house offers adaptable accommodation with sitting room with double doors opening to the garden and dining room adjoining the kitchen making a fantastic space for family living. The kitchen has recently been fitted with a range of units with space for appliances and a utility area. Completing the ground floor is bedroom 4 with en suite shower and separate door to outside.

On the first floor is the family bathroom and three bedrooms, the principal suite also having an en suite bathroom. Fine views are enjoyed to the rear over open countryside.

Outside there is a timber home office with kitchenette area, along with a covered patio providing a perfect spot for outdoor living.

The drive leads to an extensive parking area where there is also a part-built detached brick DOUBLE GARAGE AND WORKSHOP with plans showing accommodation over. Adjacent to the road is mature hedge providing privacy and screening for the southerly facing garden. To the rear of the house is a large patio backing onto unspoilt farmland and woodland beyond.

## PLANNING PERMISSION

Consent was granted by East Devon Council (Ref no. 19/1700/FUL) for the construction of a detached garage/workshop with accommodation over (revision of 19/0833/FUL). Full information is available on East Devon Council's website ([www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)).

## SERVICES

Current Council Tax: E

Utilities: Mains electricity, mains water and gas fired central heating.

Drainage: Private drainage

Tenure: Freehold

Standard, ultrafast and superfast broadband available. EE, 02, Three and Vodafone mobile networks available (Ofcom).

## DIRECTIONS

From Exeter and Junction 30 of the M5 proceed south to Exmouth on the A376. On entering Lypstone, after passing The Saddlers Arms pub on the right, the entrance to the property is on the left after 200 metres

## Right of way

The vendor advises there is a right of access over the neighbours driveway subject to one half of the cost of maintaining and repairing said driveway.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West, Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202

