



£270,000
Farleys, The Strand, Lympstone, Exmouth, Devon, EX8 5JR



A charming and characterful 2 bedroom Grade II listed cottage in the heart of this sought-after Estuary village.

- Entrance lobby
- Sitting/Dining room
- Kitchen
- Two first floor bedrooms
- Family bathroom
- Two useful loft areas with Velux windows with village views
- Character features throughout including exposed beams and stonework
- Gas Central Heating
- Central Village Location
- No onward chain

DESCRIPTION: Farleys is a charming Grade II listed cottage full of character and period features, including exposed stone walls, timber beams and cottage-style windows. The property offers a cosy sitting/dining room, a well-appointed kitchen, two bedrooms and a family bathroom, with additional loft areas providing a useful versatile space. Velux windows in the loft area provide rooftop views across the village. Beautifully presented throughout, the cottage blends historic charm with modern convenience. An ideal home, holiday retreat or investment property in a highly desirable village setting.

LOCATION: Farleys sits in the heart of the village of Lymptone with its many amenities, including 2 Public Houses, a Primary School in the middle of the village, with St Peter's Independent school on its outskirts, a shop, Post Office, Café, 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. Lymptone 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

Stable entrance door to...

ENTRANCE LOBBY. Cloaks hanging rack. Corner cupboard. Opening through to the...

SITTING / DINING ROOM

10' 9" (3.28m) x 16' 10" (5.13m): Secondary glazed window to the front with a window seat. Built-in understairs cupboard and shelving. Radiator. Exposed ceiling and wall beams. Stairs up to first floor. Step upto...

KITCHEN

10' (3.05m) x 6' 5" (1.96m): Polished granite effect worktop surfaces with stainless steel sink with drainer and mixer tap. Five ring gas hob with cupboards and drawers under with built-in oven and space for washing machine and fridge freezer. Matching wall mounted cupboards and two glass fronted display cabinets. Cooker hood with underlighting. Exposed stone wall, beams and beamed ceiling. Secondary glazed window to the side. Tiled floor.

FIRST FLOOR

LANDING. Exposed beams. Window to side. Doors lead off to...

BEDROOM 1

11' 7" (3.53m) x 8' 3" (2.51m)::

Secondary glazed window to the front. Radiator. Exposed beams. Two built-in wardrobes. Built-in airing cupboard housing gas fired combi boiler.

BATHROOM

7' 9" (2.36m) x 3' 9" (1.14m): White suite comprising panelled bath with Victorian style mixer shower tap in full tiled surround. Low level WC. Pedestal wash hand basin in tiled splashback. White runged radiator. Window to side. Exposed beams.

From the landing there are three steps up to...

BEDROOM 2

9' 5" (2.87m) x 7' (2.13m): Window to side. Corner fitted wardrobe. Exposed stone walling and exposed beams. Radiator.



From the landing there is a pull-down timber ladder that leads upto...

SECOND FLOOR

LOFT SPACE

Two areas measuring 10' 4" (3.15m) x 10' 3" (3.12m) & 18' (5.49m) x 11' 1" (3.38m): with a radiator and two double glazed Velux windows with views over Lymptstone. Exposed ceiling beams.

OUTSIDE: There is no outside space or parking with the property but permit parking is available nearby in the village car park.

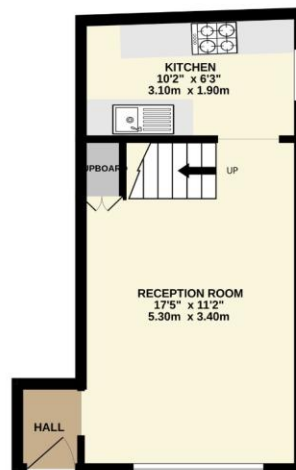
WHAT3WORDS: /////nobody.frown.full

DIRECTIONS: From Exeter or Topsham, take the A376 towards Exmouth, passing through the villages of Ebford and Exton. Continue past Lymptstone Commando and take the next right into Nutwell Lane. Follow the road into Lymptstone village, descend Burgmann's Hill towards the village centre and the property can be found just around the bend on the right hand side.

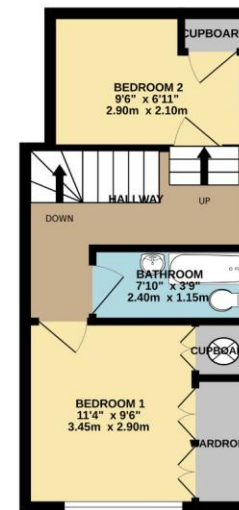
TENURE: Freehold

COUNCIL TAX: Band C - £2260.78

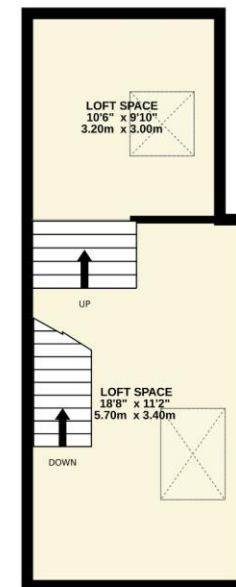
GROUND FLOOR
273 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or 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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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.

