



5



5



5

Lynwood, Station Road, Exton, Devon, EX3 0TR



SOUTHGATE
ESTATES

£1,000,000

OIEO



- Unique detached period family house with 4 generous sized double bedrooms and 1 single
- Stunning estuary views from all main rooms and from the 1st floor terrace
- Jack and Jill ensuite to 2 front bedrooms + family bathroom, + shower room
- Veranda and insulated conservatory for year-round use
- Well-stocked and fully private wrap-around gardens
- One-bedroom annexe for multi-generational living/ home office/ letting potential
- Excellent village location close to train station (5 minutes) Exeter - Exmouth line & M5 (10 minutes)
- Well-maintained property with period features
- Detailed records of maintenance work carried out over last 45 years available
- Double garage with electricity and off-road parking
- No onward chain





Ground Floor

- Entrance porch with windows to front and side aspects
- Welcoming hallway with high ceilings and period character
- Living room with bay window, estuary views and feature fireplace
- Family room with bay window, estuary views and feature fireplace
- Kitchen/dining room fitted with matching wall and base units, tiled splashbacks and ceramic 1.5 bowl sink. Integrated double eye-level oven, electric hob with extractor, fridge freezer and dishwasher
- Walk-in larder cupboard with additional freezer space
- Utility room with access from kitchen
- Separate dining room with access to veranda
- Conservatory overlooking the garden
- Ground floor cloakroom/WC

First Floor

- Spacious landing serving four bedrooms and family bathroom
- Principal bedroom with bay window, estuary views, decorative fireplace and access to sun terrace
- En suite shower room shared with Bedroom Two
- Bedroom Two with bay window, estuary views and decorative fireplace
- Bedroom Three – generous double bedroom with feature fireplace
- Bedroom Four with side aspect window
- Family bathroom featuring roll-top bath, separate shower cubicle, WC and wash basin
- Separate first-floor cloakroom/WC

Annexe Accommodation

- Self-contained annexe offering flexible accommodation
- Large conservatory with garden access and multiple aspects
- Living room/Bedroom with bay window and estuary views
- Kitchen area
- Bathroom
- Ideal for multi-generational living, guest accommodation or home-working requirements

Outside

- Established gardens to the front and side of the property with extensive lawned area, mature planting and shrub borders
- Elevated sun terrace with space for outdoor seating and dining
- Veranda accessed from the dining room
- Driveway providing ample off-road parking for multiple vehicles
- Double garage with up-and-over door

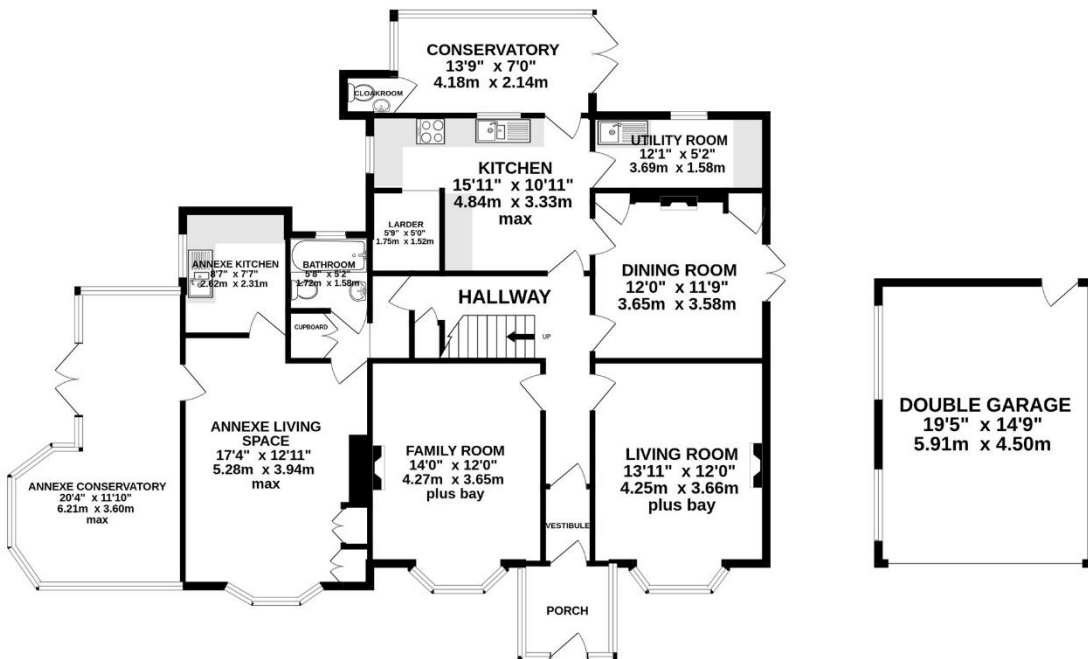
The property also benefits from a substantial loft space offering excellent storage potential.

Situated in the sought-after estuary village of Exton, the property enjoys access to the beautiful Exe Estuary and its renowned wildlife, making the area particularly popular for bird-watching enthusiasts. The nearby Exe Estuary Trail provides miles of level walking and cycling routes, while sailing, paddleboarding, kayaking and other water sports can be enjoyed locally.

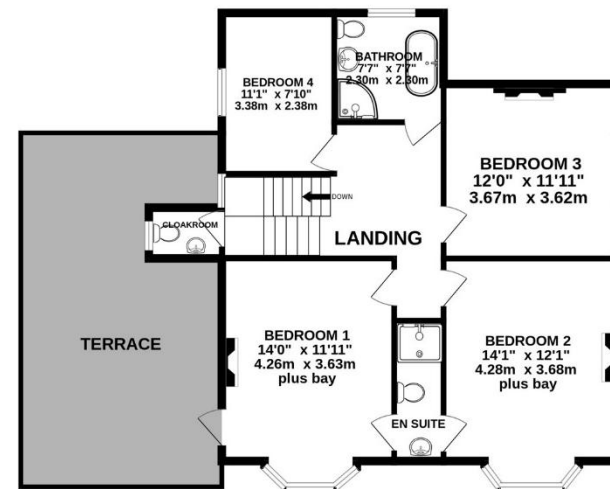
Exton is conveniently positioned for access to Exeter, home to the University of Exeter, the Met Office headquarters and a wide range of shopping, leisure and transport links.

Property Information Tenure: Freehold. Council tax band: G.

GROUND FLOOR



1ST FLOOR



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.
 Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk


SOUTHGATE
 ——— ESTATES ———
 50-51 South Street, EX1 1EE
 01392 207444
 info@southgatestates.co.uk

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.