



£445,000

Elmside, Longmeadow Road, Lypstone, Exmouth, Devon, EX8 5LE





Charming Grade II listed thatched cottage, beautifully presented throughout, in the highly desirable village of Lymptone, offered with no onward chain.

- **Sitting room with feature gas wood burner**
- **Separate dining room**
- **Kitchen with utility area and integrated appliances**
- **Two generous double bedrooms**
- **Modern family bathroom**
- **Gas central heating**
- **Attractive lawned front garden**
- **Low maintenance west facing rear garden with garden store**
- **No onward chain**

DESCRIPTION: Nestled in the sought-after village of Lymptone, this beautifully presented Grade II listed chocolate box thatched cottage offers an abundance of charm and a warm, welcoming feel. Offering two double bedrooms, two reception rooms and a well-appointed kitchen with utility area, the property combines comfortable living with the character expected of a traditional Devon cottage.

The delightful front garden provides a picturesque setting, while the west-facing rear garden is perfect for relaxing in the afternoon and evening sun. Just a short stroll from village amenities, the estuary, pubs, sailing club and excellent transport links to Exeter and Exmouth.

A wonderful opportunity to acquire a quintessential Devon cottage in a popular village setting. Offered for sale with no onward chain.

LOCATION: Elmside is a short walk to the heart of the village of Lymptone with its many amenities, including two Public Houses, a Primary School in the middle of the village, with St Peter's Independent school on its 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. 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

Glazed entrance door to the...

ENTRANCE LOBBY. Mat well flooring. Hanging space. Opaque glazed door leading through to the...

SITTING ROOM 16' 9" (5.11m) x 10' 2" (3.10m): Window to front with window bay seat. Feature cast iron gas fired woodburner. Radiator. Small storage cupboard. Door with stairs leading upto the first floor. Opening through to the kitchen. Door to...

DINING ROOM 12' 8" (3.86m) x 8' 10" (2.69m): Window to front. Built-in cupboard. Serving hatch from kitchen. Radiator.

There is a corridor that leads through to the kitchen area with a built-in understairs cupboard. Radiator. Tiled floor.

KITCHEN & UTILITY 15' 4" (4.67m) x 14' 3" (4.34m): Solid wood worktop surfaces in tiled splashback with white ceramic sink with drainer and mixer tap. Fitted Stoves cooker with four gas rings and twin electric oven. Cupboards and drawers under with integrated slimline dishwasher. Matching wall mounted cupboards with underlighting and cooker hood. Tiled floor. Downlighters. Window to rear. From the kitchen a small step leads up to the **UTILITY AREA** which has a solid wood worktop with tiled splashback, space for washing machine and fridge freezer and there is some wall mounted storage. Radiator. Tiled floor. Double glazed roof lights. Stable door to outside.

FIRST FLOOR

LANDING Window to the rear. Built-in shelved storage cupboard. Doors off to...

BEDROOM 1 17' 9" (5.41m) x 10' 2" (3.10m): Generous room with two windows to the front. Two built-in wardrobes with cupboards above. Radiator.

BEDROOM 2 14' (4.27m) x 8' 10" (2.69m): Window to front and to side. Hatch to roof. Radiator.



BATHROOM 9' 8" (2.95m) x 5' 8" (1.73m): Modern white suite comprising panelled bath in full tiled surround with glass screen with Victorian style taps and built-in shower. Wash hand basin with mixer tap and tiled splashback on a marble top with two cupboards beneath. Low level W.C. Window to rear. Tiled floor. Chrome heated towel rail. Built-in airing cupboard housing the gas fired combi boiler.

OUTSIDE: To the front of the property, a shared cobbled pathway leads to the entrance. The front garden comprises a gravelled seating area which in turn opens onto a generous level lawn. The garden is bordered by a variety of mature shrubs, flowering plants and established hedging, creating a colourful setting.

The **REAR GARDEN** has been hard landscaped by the current owner to create an attractive, low-maintenance outdoor space. It features two patio seating areas, split over four steps, and is enclosed by a combination of fencing and walls. Facing west, the garden enjoys the afternoon and evening sun, making it an ideal spot for relaxing or entertaining. A useful garden store completes the space.

DIRECTIONS: From Exmouth proceed towards Exeter along the A376 road. When approaching Lympstone turn left by the traffic lights and Saddlers Arms onto Longmeadow Road. This property can be found on the left just before the road bends around to the right.

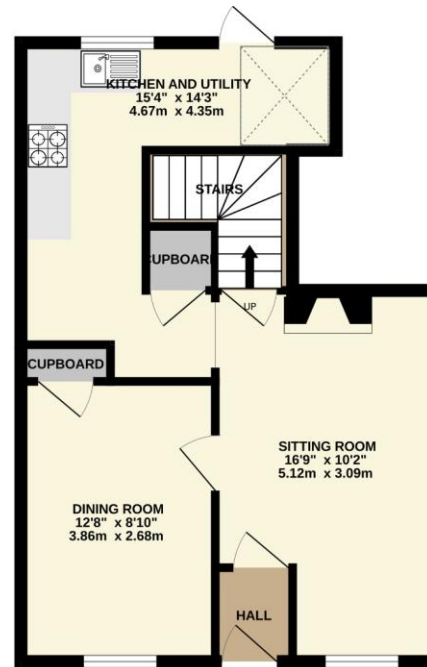
WHAT3WORDS: ///tarnished.luggage.pump

TENURE: Freehold

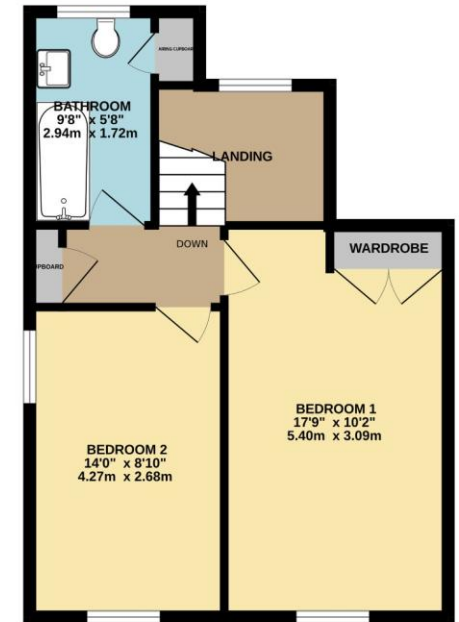
COUNCIL TAX BAND: C - £2260.78

SERVICES: All mains services connected

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 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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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	69	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			