



East of   
ESTATE AGENTS

Orchard Close  
Lympstone £850,000

East &  
West of 

# Orchard Close

## Lympstone £850,000

Tucked away in a peaceful cul-de-sac above the heart of the ever-popular estuary village of Lympstone, Fairlawn House is a beautifully enhanced detached home enjoying far-reaching views across the village towards the Exe Estuary. Thoughtfully extended and comprehensively improved by the current owners, this appealing property now offers a wonderful blend of contemporary living, flexible accommodation and exciting income-generating potential.

Detached House | Elevated Position With Estuary Views | Open Plan Living | Bespoke Kitchen | Three Bedrooms | Family Bathroom and Ensuite | South Facing Garden and Terrace | Self Contained Annex | Garage and Parking | Sought After Location | No Onward Chain.

### DESCRIPTION

The welcoming entrance hall sets the tone for the home, leading through to a superb open-plan living space that forms the social heart of the property. Flooded with natural light from three aspects, the sitting, dining and garden room seamlessly connect, creating an inviting environment for both everyday living and entertaining. Engineered oak flooring, a feature gas fire and bi-fold doors opening onto the south-facing terrace all contribute to the sense of space and comfort.

The bespoke kitchen has been carefully designed around modern family life, featuring an extensive range of fitted cabinetry, a central island with breakfast seating, integrated appliances and quality Bosch ovens. A generously proportioned utility room provides excellent additional storage and practical workspace, whilst a useful WC completes the ground floor accommodation.

Upstairs, three well-proportioned bedrooms are arranged around a central landing. The principal suite enjoys particularly attractive views across Lympstone towards the estuary and benefits from fitted wardrobes and a stylish en-suite shower room. Two further bedrooms are served by a modern family bathroom.



A particularly appealing feature of Fairlawn House is the detached self-contained annexe positioned within the garden. Offering a kitchenette, shower room and independent accommodation, it provides exceptional versatility. Whether used for multi-generational living, guest accommodation, a home office, or as a valuable source of supplementary income, the annexe presents a rare opportunity and appeal for those seeking a lifestyle investment alongside their home.

Outside, the property enjoys a delightful south-facing garden designed for relaxation and entertaining. A spacious paved terrace adjoins the rear of the house, providing a private setting for al fresco dining and enjoying the sunshine throughout the day. Steps descend through attractive landscaped gardens to additional seating areas and the annexe beyond with parking. To the front, a new resin driveway, complemented by a lawn bordered with colourful planting and mature shrubs. A garage with an up and over door, power and lighting offers further storage and practicality, whilst the annexe also benefits from its own allocated parking space.

Combining village charm, flexible accommodation and outstanding lifestyle credentials, Fairlawn House is a rare opportunity to acquire a beautifully presented home in one of East Devon's most sought-after estuary locations.

### LOCATION

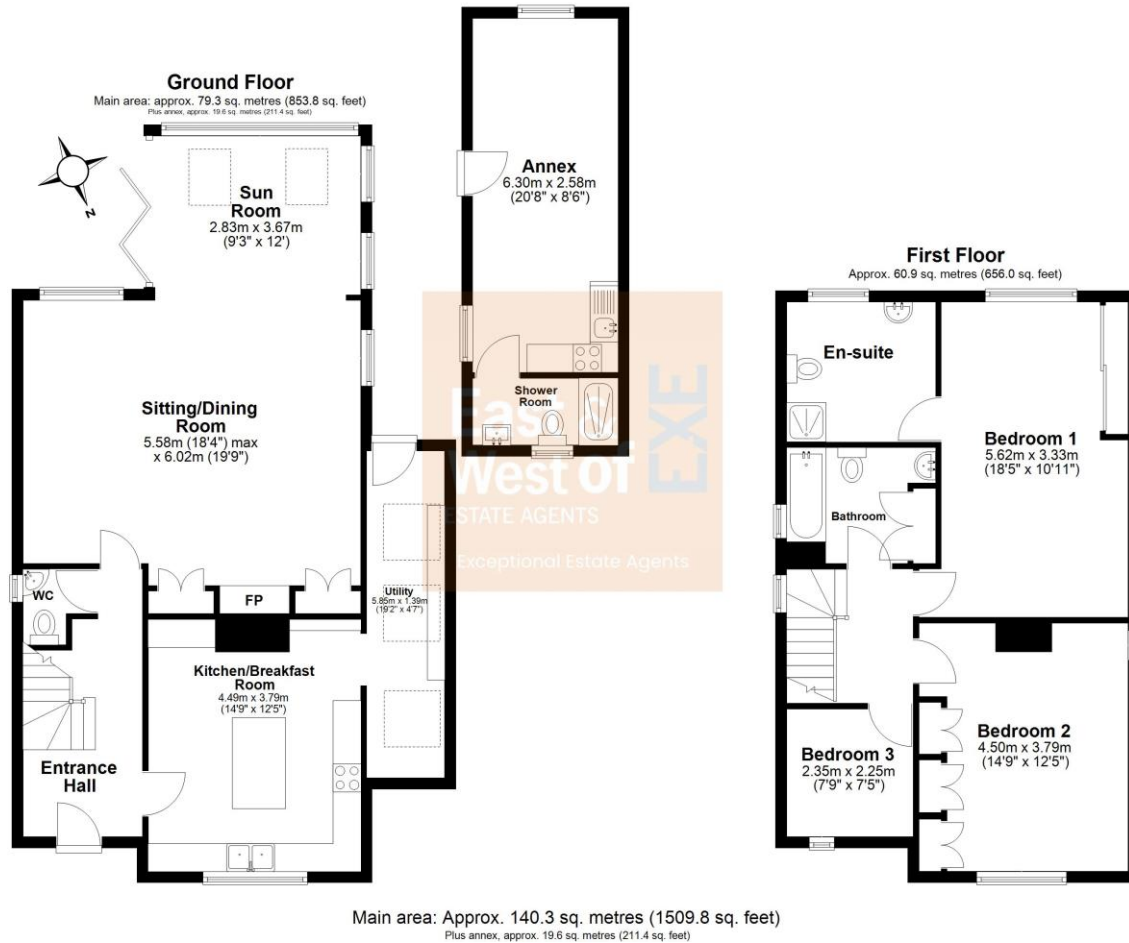
Nestled in the historic estuary village of Lympstone, this exceptional location offers an exquisite blend of coastal elegance and village charm. Just moments from the scenic waterfront, it boasts breath-taking estuary views, historic inns rich with character, and a quaint village shop for everyday essentials. Families will appreciate proximity to the prestigious St Peter's Preparatory School and the excellent local primary school, while commuting professionals seeking a tranquil escape from city life benefit from the nearby train station, providing seamless connections to Exeter St David's and London Paddington beyond. With its idyllic surroundings, refined atmosphere, and strong sense of community, this is a truly enviable setting that perfectly balances charm and convenience.



## AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following at the time of marketing: -

Tenure: Freehold  
 Council Tax Band: E  
 Council: East Devon District Council  
 Parking: Garage and Driveway Parking  
 Garden: Front and Rear Garden  
 Electricity: Mains  
 Heating: Mains Gas Boiler  
 Water supply: Mains  
 Sewerage: Mains  
 Broadband: Full Fibre Broadband Available – currently providing :- 157mbps download and 28 mbps upload  
 Mobile Signal: Several networks currently showing as available at the property including EE and O2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**EXETER OFFICE**  
 18 Southernhay West Exeter EX1 1PJ  
 Tel: 01392 833999  
 enquiries@eastofexe.co.uk  
 www.eastofexe.co.uk

**EAST DEVON OFFICE**  
 61 Fore Street Topsham Exeter EX3 0HL  
 Tel: 01392 345070  
 enquiries@eastofexe.co.uk  
 www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
 Main Road Exminster EX6 8DB  
 Tel: 01392 833999  
 enquiries@westofexe.co.uk  
 www.westofexe.co.uk