





£875,000

Gate Lodge, Old Bystock Drive, Bystock, Exmouth, Devon, EX8 5EQ

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Gate Lodge is a beautifully presented 4-bedroom detached home with an attached, self-contained 2-bedroom lodge, offering spacious and versatile accommodation with excellent flexibility for relatives, guests or as an Airbnb opportunity. The lodge could also be incorporated into the main house if desired. Situated on a quiet, no-through road on the north-eastern edge of Exmouth. Offered with no onward chain.

- **Impressive 33ft open-plan kitchen/dining/family room with central island, integrated Neff appliances and wood burner**
- **Separate sitting room with feature fireplace and wood burner**
- **Sun room with doors opening onto the rear garden**
- **4 bedrooms in the main house, including a spacious first-floor principal bedroom with en-suite and dressing room potential**
- **Ground floor family bathroom**
- **Self-contained two-bedroom lodge with private entrance, 18ft sitting/dining room, utility and two shower rooms**
- **Internal connecting doorway to the main house, offering flexibility to link the accommodation**
- **Double glazing & central heating**
- **South-facing lawned rear garden with decked and paved areas, and a useful summerhouse**
- **Good-size level lawned front garden**
- **Off road parking for 4-5 cars**
- **No onward chain**

DESCRIPTION: Gate Lodge is a beautifully presented home, thoughtfully updated and extended by the current owners to provide spacious and versatile accommodation, including a **self-contained two-bedroom lodge**. Offered with no onward chain, the property is ideal for multi-generational living, extended family or those seeking flexible additional space. The main house centres around an impressive 33ft kitchen/dining/family room, creating a wonderful hub for everyday living and entertaining. This light and spacious room features a modern kitchen with central island, integrated Neff appliances and a wood burner, with large sliding patio doors providing a lovely outlook over the rear garden. Glazed bi-fold doors lead through to a separate sitting room, which in turn opens into a bright sun room. The ground floor in the main house also offers two bedrooms and a modern family bathroom. Upstairs, the principal bedroom benefits from a spacious en-suite shower room, while a further smaller bedroom could be used as a dressing room, creating the potential for an impressive principal suite.

The self-contained two-bedroom lodge is a particularly appealing feature, offering its own private entrance, an 18ft sitting/dining room, two bedrooms, two shower rooms and a separate utility area. An internal doorway connects the annexe to the main house (currently covered over) allowing the accommodation to be linked if desired and potentially incorporated back into the main residence.

Outside, a driveway provides off-road parking for approximately 4-5 vehicles. The south-facing rear garden features a composite deck, level lawn, mature planting and a summerhouse.

A unique and versatile home offering generous living space, a self-contained annexe and the flexibility to suit a variety of lifestyles.

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HISTORY: Originally built in the mid-19th century as South Lodge, this charming stone lodge was the principal entrance to the historic Bystock Estate. Designed with distinctive Tudor-inspired details, it welcomed visitors along the estate drive for generations and became one of Bystock's most recognisable buildings.
In 1992, rather than being lost to the construction of Dinan Way, the lodge was carefully dismantled and faithfully rebuilt in its current position, preserving its character while giving it a new chapter.

SITUATION: Gate Lodge forms part of a unique collection of properties known as 'Bystock hamlet', the original estate houses belonging to the nearby Grade II listed Bystock Court. The property is situated at the start of a no through private drive on the far north-eastern edge of the coastal town of Exmouth. The town of Exmouth boasts over three miles of glorious golden sands and is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is also close to Woodbury Common, an extensive area of open heathland and woodland ideal for walking and riding. Exmouth is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

The accommodation comprises (all measurements are approximate):-

MAIN HOUSE - GROUND FLOOR
Composite and opaque double glazed entrance door with matching side panels to the...

RECEPTION HALL. Wood flooring. Glass fronted sliding door storage. Radiator. Stairs leading up to first floor. Doors that lead off to two bedrooms and a bathroom and glazed split-fold doors that lead off to the kitchen / dining / family room.
BEDROOM 12' 2" (3.71m) x 9' 8" (2.95m): Double glazed window to rear. Radiator.
BEDROOM 9' 5" (2.87m) x 7' 7" (2.31m): Double glazed window to the front. Radiator.
BATHROOM 9' 8" (2.95m) x 5' 1" (1.55m): Modern white suite comprising P-shaped bath in full tiled surround with built-in shower and mixer bath tap with a glass screen. Low level enclosed flush W.C. Wash hand basin with mixer tap in tiled splashback with cabinet under. Medicine cabinet with fitted mirror. White runged radiator with central mirror panel. Tiled floor. Downlighters. Extractor fan. Double glazed window to rear.
OPEN PLAN KITCHEN / DINING / FAMILY ROOM 33' 8" (10.26m) x 13' 6" (4.11m): Large bright room with double glazed sliding patio doors leading out onto the rear garden.Double glazed window to the rear. Double glazed window to the front. Wood flooring throughout. The kitchen has a range of worktops in wood effect with an inset white one and a half bowl sink with mixer tap and drainer. Two built-in Neff ovens and a Neff microwave and wine fridge. Roller door larder unit. Cupboards and drawers under. Downlighters. Central island unit with Silestone worktop surface with a central granite unit with an induction four ring hob. Further storage underneath. Corner cast iron wood burner. Underfloor heating. Glazed bi-fold doors leading through to the...
SITTING ROOM 18' 10" (5.74m) x 16' 1" (4.90m): Two double glazed windows to the rear. Central inglenook style fireplace with enamelled wood burner and stone hearth. Radiator. Further double glazed window to the side. Double glazed doors with matching side panels to the...
SUN ROOM 14' 10" (4.52m) x 11' (3.35m): Double glazed windows to two sides and double glazed doors leading out onto the garden. Two radiators.





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FIRST FLOOR

LANDING. Double glazed glass sky panel. Doors lead off to...
BEDROOM 1 17' 6" (5.33m) x 14' (4.27m): Double glazed window to the side. Radiator. Eaves storage cupboards. Fitted wardrobes. Access into the roof space. Door to...
EN-SUITE SHOWER ROOM 10' 8" (3.25m) x 9' 1" (2.77m): Fitted double cupboard. Large walk-in shower cubicle with twin-headed shower in full tiled surround with glass screen. Wall hung low level W.C. Wash hand basin with mixer tap in a granite vanity unit with cupboards under. Walls in full tiled surround around the W.C. and wash hand basin. Tiled floor. White runged radiator. Two double glazed Velux windows. Downlighters. Extractor fan. Door back to the landing.
BEDROOM / DRESSING ROOM 8' (2.44m) x 6' 6" (1.98m): Double glazed window to the front. Hanging space. Radiator.

LODGE / ANNEXE

The annexe is all on one level with its own private entrance door. Opaque and leaded stained glass door leads to the...
ENTRANCE HALLWAY. Radiator. Coved ceiling. Skylight. Built-in double cupboard. Wood effect flooring. Doors lead off to...
SITTING ROOM 18' 10" (5.74m) x 16' 1" (4.90m): Double glazed bay window to the front. Double glazed window to the side. Feature shelved storage area. Two radiators. Coved ceiling. Opening from here through to the...
UTILITY 9' 4" (2.84m) x 7' 1" (2.16m): Double glazed window to the side and opaque double glazed door to the rear. Stainless steel sink with drainer and mixer tap. Fitted storage. Space for fridge freezer. Built-in microwave oven. Radiator. Extractor fan.
SHOWER ROOM 7' 10" (2.39m) x 7' 10" (2.39m): Wet room with low level W.C. Wash hand basin with mixer tap in tiled surround. Fully tiled walk-in wet room style shower with built-in shower unit. Opaque double glazed window to the rear. Chrome runged radiator. Shaver point. Extractor fan.
BEDROOM 2 11' 3" (3.43m) x 9' 10" (3.00m): Double glazed window to the side. Coved ceiling. Radiator. Built-in double wardrobe.
There is a door from the entrance hall to an inner hallway and from here there is a door that links back into the main house (which is currently covered). From here doors lead off to...

BEDROOM 1 12' 3" (3.73m) x 11' 8" (3.56m): Double glazed window to front. Radiator. Coved ceiling.
SHOWER ROOM 7' 6" (2.29m) x 3' 10" (1.17m): White suite comprising double shower cubicle in full tiled surround with built-in shower. Wash hand basin with mixer tap with cupboards under in tiled splashback. Low level W.C. Fitted mirror. Shaver point. Tiled floor. Chrome runged radiator. Extractor fan.

OUTSIDE:

FRONT GARDEN: A low wall, incorporating part of the original wall and pillars to Bystock House, frames the front of the property, with a gated pedestrian entrance and a driveway in front of the main house providing off-road parking for 4–5 cars. Areas of level lawn sit either side of the driveway, with one stretching around the front of the lodge. Two mature trees add character, with one screening the annexe entrance to provide privacy. Pedestrian access leads down the side of the main house to the rear garden, with a handy storage area alongside, ideal for concealing bins etc. Outside lighting is also fitted.

REAR GARDEN: Step out from the kitchen/family room onto a generous composite deck, perfect for al fresco dining and summer entertaining. Beyond it lies a level, south facing lawn, framed by mature hedging and planting that give a lovely sense of privacy. To one side, there is a paved seating area with a summerhouse, making a peaceful retreat.

WHAT3WORDS: ///spoken.tubes.during

TENURE: Freehold.

SERVICES: All mains services are connected.

COUNCIL TAX: Band E - £3,172.00

BROADBAND: Basic2 Mbps | Superfast45 Mbps | Ultrafast1800 Mbps

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Health and Safety Statement
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Please Note
Items shown in photographs are not included unless specifically mentioned within the sales particular, 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.

