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2 Globe Cottages, Lympstone,  
Exmouth, EX8 5EY

GUIDE PRICE

£300,000

TENURE Freehold



A Charming Cottage Located In The Heart of the Sought After Village Of Lympstone

Open Plan Living Space \* Fitted Kitchen And Dining Room \* Charming Sitting Room \* Two First Floor Bedrooms \* Shower Room/WC \* Patio Sun Terrace \* Feature Ceiling Beams Gas Central Heating And Extensive Double Glazing \* Super Permanent Or Holiday Home Retreat \* No Onward Chain

## 2 Globe Cottages, Lympstone, Exmouth, EX8 5EY

This charming cottage is situated in the historic village of Lympstone and sits just off the main street in the old part of the village with shop, train station and The Swan Inn close by.

Lympstone is a sought after East Devon Village off the River Exe, with a harbour, surrounded by traditional fisherman cottages. It has a selection of pubs, church, village shop, cafes, primary school, railway station and a variety of clubs and societies including an active sailing club.

**THE ACCOMMODATION COMPRISES:** Solid wood glazed panel stable style door giving access to:

### OPEN PLAN KITCHEN/DINING AND SITTING ROOM:

**KITCHEN/DINING AREA:** 4.88m x 3.58m (16'0" x 11'9") narrowing to 7'10" Kitchen area is fitted with patterned work tops; tiled surrounds; cupboards, integrated washer dryer, dishwasher beneath worktops; inset single drainer sink unit with mixer tap; wall mounted cupboards; recessed ceiling spot lighting; feature ceiling beams; tiled flooring; Upvc double glazed window to side aspect; glazed panelled window to front elevation; radiator; dresser unit comprising glass fronted display unit with cupboards and drawer units beneath; bespoke open tread wooden staircase rising to first floor; opening to:

**SITTING ROOM:** 4.27m x 3.12m (14'0" x 10'3") A charming room with exposed ceiling beams; feature wall recess with beam over; Upvc double glazed window; radiator; television point.

**FIRST FLOOR LANDING:** Solid wood varnished flooring; cupboard over stairwell recess housing gas boiler for hot water and central heating (new boiler to be fitted March 2026); access to roof space.

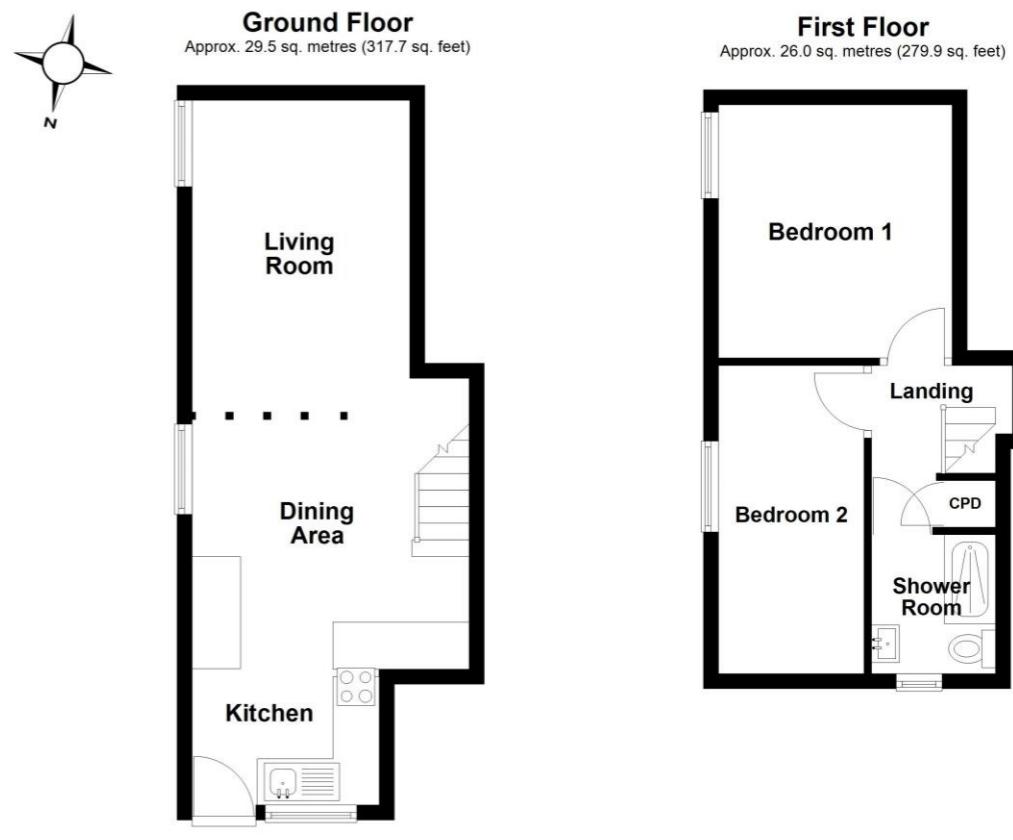
**BEDROOM ONE:** 3.33m x 3.12m (10'11" x 10'3") Solid wood varnished flooring; radiator; Upvc double glazed window; built in wardrobe with adjoining chest of drawer unit.

**BEDROOM TWO:** 4.06m x 1.78m (13'4" x 5'10") Stripped wood varnished flooring; radiator; built in wardrobe with drawer units beneath; adjoining chest of drawer unit; Upvc double glazed window.

**SHOWER ROOM/WC:** 1.85m x 1.68m (6'1" x 5'6") Double width shower cubicle; sliding shower splash screen door; shower unit; vanity style wash hand basin; fitted mirror over; shaver socket; WC with push button flush; stripped wood varnished flooring; window with patterned glass; heated towel rail; ceiling extractor fan; ceiling spot lighting.

**OUTSIDE:** The property is located in the heart of the village centre and is approached via a pebbled side lane off The Strand. Access to the cottage is via a pedestrian gate to block paved patio area providing an excellent entertaining area with access to substantial garden store and outside lighting. There is shared access over the patio area for two neighbouring cottages.

### FLOOR PLAN:



Total area: approx. 55.5 sq. metres (597.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by eposolutions.co.uk  
Plan produced using PlanUp.

2 Globe Cottages, EXMOUTH