



PLOT 1, LYMPSTONE GRANGE

Near Exeter, Devon



A RARE OPPORTUNITY TO ACQUIRE A SELF-BUILD, ARCHITECT-DESIGNED, LUXURY HOME

Within large gardens in one of the Exe Estuary's most beautiful and popular riverside villages.

Summary of accommodation

Ground Floor: Entrance hall: Kitchen/dining/family room | Sitting room | Study | Gym | Boot room | Utility room | Shower room

First Floor: Principal bedroom/dressing room/bathroom suite | Guest bedroom/dressing room/bathroom suite
Two further bedrooms/dressing rooms/bathroom suites

Outside: Integral double garage and plant room | Large landscaped gardens

Distances: Exmouth Beach 3 miles, M5 (Junction 30) 5 miles, Exeter Airport 8.5 miles, Exeter 9 miles
(All distances are approximate)

SITUATION

Lympstone is a picturesque and popular riverside village beside the beautiful River Exe Estuary, between the university and cathedral city of Exeter and the seaside town of Exmouth.

The village benefits from a primary school, doctor's surgery, two churches, four pubs, a café and a village shop. Nearby is St Peter's Independent School and the Michelin starred Lympstone Manor. The village has a vibrant community with a number of clubs and societies, including sailing and tennis clubs. There is a train station with half hourly trains, with lovely views across the estuary, linking the village with both Exeter and Exmouth.

About four miles up the estuary, to the north, is the delightful ancient port town of Topsham, famous for its shipbuilding and maritime heritage, with ferries across the estuary from there to Turf and Double Locks. Close to Topsham is Dart's Farm shopping village, winners of the Farm Retail Awards Best Farm Shop 2025.

There are scenic walks around the estuary, including the Exe Estuary Trail – a 16 mile, mostly flat cycle and walkway around the estuary. The Exe Estuary is one of the most important estuaries in Europe for wildlife, including the RSPB Bowling Green Marsh nature reserve.

To the south, at the mouth of the estuary, is the seaside town of Exmouth, with sandy beach and marina, providing excellent opportunities for sailing and other water sports.

Within easy reach by car, bicycle or train is Exeter city centre, with a full selection of shopping, cultural, culinary and leisure facilities. In Exeter there are stations with mainline connections to London (Paddington and Waterloo), access onto the M5 motorway, and the airport provides services to both domestic and international destinations.





THE PROPERTY

Plot 1, Lymptone Grange affords a rare opportunity to purchase a plot for £500,000 and have a local builder custom-build your luxury, architect designed home within an exclusive development of two houses, in one of Devon's most popular riverside villages, near Exeter.

The purchaser will acquire the plot with a fixed build contract, but with full creative input, while benefitting from significant Stamp Duty savings.

The house combines brick, timber cladding and contemporary glazing, mixing classic charm with modern design. With over 4,400 square feet of living space, maximum attention has been given to space and light, creating a seamless connection between indoor and outdoor living.



The property extends to about 0.4 acres and the private driveway provides parking for four vehicles. The front door opens to the open plan hallway, drawing the eye to the gardens beyond. The heart of the house is the lovely, spacious open plan kitchen/dining/family room with bi fold doors opening to the large terrace and landscaped gardens.

The impressive galleried hall opens to the sitting room, study and gym. A separate wing includes the utility room, cloakroom, boot room and access into the integral double garage and plant room.

The sweeping oak or walnut staircase with metal balustrades rises to the first floor, which features four luxurious double bedrooms, each with its own en suite and dressing room, providing comfort and privacy throughout.

The house is designed for sustainable living with excellent eco credentials and low running costs.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage.

Heating: Electric. ASHP. Underfloor. Solar

Local Authority: East Devon District Council: 0345 155 1015

Council Tax: TBC

EPC: TBC

Directions: EX8 5LD | **What3words:** ///lads.princes.pocket



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Ground Floor
218.4 sq.m. (2351 sq.ft.) approx.



Approximate Gross Internal Area
360.6 sq.m. (3881 sq.ft.)

1st Floor
142.2 sq.m. (1531 sq.ft.) approx.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

SPECIFICATION

Kitchen

- Fully designed and integrated kitchen
- Large 3m breakfast bar with solid walnut staves providing a focal point for socialising
- Bora induction hob
- Fisher & Paykel Series 7 built in oven
- Fisher & Paykel Series 7 compact combination microwave
- Fisher & Paykel warming drawer
- Liebherr Prime fully integrated fridge/freezer
- Siemens fully integrated dishwasher
- Quooker boiling water tap
- Acoustic walnut slatted ceiling panel to kitchen area

Bar/Display Unit

- Fully designed and integrated bar to kitchen/living room
- Rotpunkt Zerox dresser cabinets with push open doors and mirrored open shelving above
- Integrated vertical LED lighting
- Integrated TV area
- Two under counter twin zone wine coolers

Utility

- Fully designed and integrated utility room
- Rotpunkt Zerox cabinets including tall units to house raised washing machine and tumble dryer with drawers below
- Matching Silestone Coral Clay kitchen worktop

Boot Room

- Fully designed and integrated boot room
- Rotpunkt Zerox twin tall cabinets for coat storage with integrated bench seating between, and storage drawers above and below

Bathrooms

- Contemporary designer bathroom suites
- Luxury twin vanity unit and large 300mm walk in rainwater shower to principal suite

- Thermostatically controlled underfloor heating
- Independently thermostatically controlled towel rail system
- Designer lighting including integrated LED lighting to shower areas and motion sensor night light
- Tiled walls and floors

Dressing Rooms

- Fully designed and integrated dressing rooms to both principal and guest suites
- Sangiacomo Liscia bedroom cabinetry including full and half height clothing storage and a wide selection of drawers

Floors, Stairs, Doors and Architraves

- Porcelain or ceramic tiled hallway, kitchen/dining/family room, utility room, cloakroom and bathrooms
- Luxury quality carpets to all other living areas
- Solid oak or walnut stairs with open riser design and metal balustrade
- Metal balconies to landing areas where applicable
- Designer square panel hand finished oak or walnut doors with brushed steel ironmongery
- All window apertures finished with wood surrounds and matching architrave
- Satinwood finish to skirting, architrave and window frames

Heating and Lighting

- Mains pressure air source hot water system
- Underfloor heating to ground and first floor
- All rooms independently controlled with electronic thermostats
- Integrated LED feature lighting to stairs
- Integrated LED lighting to shower enclosures
- 5 watt lighting circuit to principal bedroom
- Dimmer switch to kitchen and sitting room

Electrical Specification

- Comprehensive socket and lighting plan
- All switches and sockets in brushed steel
- TV points to all rooms with CAT7 internet ready cabling
- Dedicated supply for electric car charging point in garage
- Fully automated garage door with remote control
- Integrated alarm system with CCTV
- Up to 8.8KW PV system with storage battery

Construction Specification

- Natural slate roof
- Ground floors of solid concrete construction
- First floor of wooden joists with 45mm solid screed
- External walls of brick and composite cladding
- Studwork partition walls
- All walls dry lined with 12.5mm plasterboard and fully plastered
- High performance aluminium double glazed windows
- Powder coated aluminium bi fold or sliding doors
- Sectional 40mm garage door

External Specification

- Boundaries to be a combination of brick walls, natural hedgerow or wooden fencing
- Driveways finished in block paving, resin or tarmacadam
- Fully landscaped gardens
- Terrace area to kitchen/family room
- Hot and cold taps to utility areas
- External electric socket points



I would be delighted
to tell you more.

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