



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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1 Haynes Cottages, Lypstone, EX8 5LX

PRICE

£264,500

TENURE Freehold



A Delightful Grade II Listed Cottage Which Has Been Sympathetically Modernised And Improved Located On The Outskirts Of The Sought After Village Of Lypstone With Ample Parking & Good Size Gardens

Entrance Hall & Utility Cupboard • Modern Kitchen/Dining Room • Sitting Room
Well Appointed Ground Floor Shower Room/WC • Two First Floor Bedrooms
Gas Central Heating • Driveway Parking For Up To Three Cars • Good Size Private Garden With Substantial Timber Studio/Office • Viewing Highly Recommended

1 Haynes Cottages, Lympstone, EX8 5LX

THE ACCOMMODATION COMPRISES: Glass panelled front door to:

ENTRANCE HALL: Tiled floor; door to **UTILITIES CUPBOARD** housing new i-mini gas boiler (February 2026) and plumbing for an automatic washing machine.

KITCHEN/DINING ROOM: 3.35m x 2.79m (11'0" x 9'2") Solid wood worktop surfaces with inset sink unit with antique style mixer tap; inset electric hob with chimney style extractor hood over; built-in oven below; cupboards and drawer units beneath worktops; stairs to first floor landing with understairs cupboard; radiator; glass fronted wall mounted cupboards; attractive tiling around kitchen area; recess ceiling spotlighting; glass panelled seal unit; double glazed window; wall mounted cupboard housing electric meters.

SITTING ROOM: 2.36m x 2.77m (7'9" x 9'1") Sealed unit double glazed panelled window; television point; radiator; chimney recess with exposed brickwork; telephone point.

GROUND FLOOR SHOWER ROOM/WC: 2.51m x 1.75m (8'3" x 5'9") Stylish high quality suite with large shower cubicle with fixed rainfall shower head hoses; wash hand basin with drawer units beneath, tiled splash back and large fitted mirror; WC with push button flush; tiled floor; chrome heated towel rail; sealed unit double glazed window with pattern glass; extractor fan.

FIRST FLOOR LANDING: Doors to:

BEDROOM ONE: 2.77m x 2.49m (9'1" x 8'2") Sealed unit double glazed window; radiator; recess ceiling spotlighting.

BEDROOM TWO: 2.79m x 2.39m (9'2" x 7'10") Built-in pocket bed with clothes storage beneath and housing space to the side; radiator; sealed unit glass panelled window; access to roof space.

OUTSIDE: Large gravelled parking bay with outside electric sockets and three storage sheds. Pedestrian gate to lawn garden enclosed by fences reinforced with buried steel groins. **CABIN/STUDIO:** 4.78m x 3.78m (15'8" x 12'5") with window ideal for office/hobbies room. Additional potting shed behind cabin.

FLOOR PLAN:



Total area: approx. 39.7 sq. metres (427.6 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 epcolutions.co.uk
Plan produced using PlanUp.

1 Haynes Cottages, EXMOUTH