



Lower Southbrook Farm, Southbrook Lane







Lower Southbrook Farm,

Exeter, Devon, EX5 2PG

Exeter 8.3 miles. M5 Motorway (J29) 6 miles.

A substantial and versatile residential property on the edge of Exeter, Lower Southbrook Farm offers a rare blend of rural tranquillity and city convenience. Set in generous grounds with a great income potential opportunity in three holiday cottages, it's the perfect lifestyle property for those seeking space, privacy, and opportunity in a highly accessible Devon location.

- Well-Connected Semi Rural Living
- Diverse Accommodation Options
- 3 x Self Catering Holiday Cottages
- 3 Acres of Grounds
- 8.3 Miles To Exeter
- Substantial Main House
- Ample Parking
- Swimming Pool



Guide Price £1,250,000

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Situation

Lower Southbrook Farm enjoys a peaceful semi-rural position along Southbrook Lane, on the outskirts of Exeter. The property offers the charm and privacy of country living while remaining just a short drive from Exeter's city centre, excellent schools, and key transport links including the M5 and Exeter Airport. This highly accessible location makes the property ideal for those seeking a quieter lifestyle without compromising on convenience. With three additional self catering holiday let properties - Lower Southbrook Farm presents an exceptional opportunity to combine comfortable family living with rewarding lifestyle income.

Main House

Lower Southbrook Farm is a substantial and well-proportioned residence spanning approximately 4138 square feet. The layout is thoughtfully designed across three levels, each offering a blend of elegant living spaces, modern conveniences, and ample natural light.

Upon entering, the ground floor reveals a spacious and welcoming hallway that serves as the central artery of the home. The primary living spaces unfold from this central point, beginning with the expansive kitchen and breakfast room. This area is not only functional but also inviting, featuring a well-appointed kitchen equipped with contemporary fittings, ample work surfaces, and a central island ideal for casual dining. Adjacent to the kitchen, a generous dining room provides a more formal setting for entertaining, seamlessly flowing into the sitting room, a bright and airy space with generous proportions and large windows that draw in natural light. Completing the ground floor are a utility room with ample storage, a cloakroom for guests, and a well-positioned study or home office.

On the first floor, a large landing area connects to three substantial double bedrooms. The principal bedroom suite is particularly impressive, offering a spacious sleeping area, with storage space, and a private en-suite bathroom. The second and third bedrooms are equally well-sized, each with large windows that provide views of the surrounding countryside. A family bathroom serves these rooms.

The second floor is dedicated to a versatile fourth bedroom, a room of substantial size that can function as a guest suite, additional living area, or playroom or hobby room. This level also includes a separate storage room, or further development subject to necessary consents.

With its combination of formal and informal living areas, the main house is perfectly suited for modern family living, entertaining, and quiet spaces, all set within generous grounds.

Whimble Cottage

Whimble Cottage is a charming single-storey, two-bedroom property featuring a welcoming double bedroom and a second bedroom with sturdy bunk beds, ideal for children. The open-plan living area includes a sitting room with comfortable seating, a flat-screen TV, and a dining space perfect for family meals. The well-equipped kitchen is fitted with essential appliances, including a fridge/freezer, cooker, and washing machine, ensuring convenience for self-catering stays. A shower room with a wash basin and WC and the cottage benefits from a private patio.





Broadclyst Cottage

Broadclyst Cottage is a welcoming single-storey, two-bedroom property with a spacious main bedroom which can be arranged with a king-size bed or twin beds. The second bedroom is fitted with sturdy bunk beds.

The open-plan living area features a comfortable sitting room seamlessly flowing into a dining area perfect for family meals. The adjacent kitchen is well-equipped with a fridge/freezer, cooker, microwave, toaster, kettle, and washing machine, ensuring guests have all the essentials for a self-catering stay.

The shower room includes a wash basin and WC. Outside, a private patio area offers a tranquil setting for outdoor dining or simply enjoying the peaceful Devon surroundings.

Ottery St Mary Cottage

Ottery St Mary Cottage is a single-storey, two-bedroom property offering a welcoming and well-planned layout. The main bedroom is a comfortable double room, while the second bedroom features practical bunk beds, ideal for children or additional guests.

The open-plan sitting and dining area provides a warm, relaxing space. The adjoining kitchen is well-appointed with essential appliances, including a fridge/freezer, cooker, microwave, toaster, kettle, and washing machine, ensuring guests have everything needed for a convenient self-catering stay.

A shower room with a wash basin and WC adds functional comfort. The property benefits from a private patio

Agents Note

The property neighbours the Cranbrook Development Plan and a section of the grounds will be subject to an overage clause, please ask the agent for more information on these points

Services

The property falls under Council Tax Band G and has a commercial rateable value of £6,100. It is connected to mains electricity and water, with water supplied on a metered basis. Drainage is managed via a private sewage treatment plant, and heating is provided by an oil-fired system. Broadband is supplied by EE, offering fibre connectivity with speeds of up to 36 Mbps download and 20 Mbps upload.

Directions

To reach Lower Southbrook Farm from the M5 motorway, take the exit at Junction 29 and join the A30, following signs for Honiton and Exeter Airport. After approximately one mile, take the exit marked for Aylesbeare, Exeter Airport, and Clyst Honiton. At the roundabout, continue onto the B3174 towards Rockbeare and Cranbrook.

Continue along this road, passing Cranbrook on the left and following the signs for Rockbeare. After about two and a half miles, you will pass the Jack-in-the-Green pub on the left. Shortly after, you will reach a roundabout. Go straight over and turn left onto Southbrook Lane, located opposite the Golden Pond restaurant.

Follow Southbrook Lane for approximately half a mile, and Lower Southbrook Farm is situated on the right-hand side at the end of the driveway.

Approximate Area = 4138 sq ft / 384.4 sq m (excludes void)

Cottages = 1577 sq ft / 146.5 sq m

Outbuildings = 605 sq ft / 56.2 sq m

Total = 6320 sq ft / 587.1 sq m

For identification only - Not to scale



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



