



6. Stoneylands, Rockbeare, Exeter, EX5 2EW  
Price Guide £525,000



Guide Price £525,000- £550,000

This beautifully presented and deceptively spacious three-bedroom detached home is set within the sought-after hamlet of Stoneyland in Rockbeare, offering an excellent blend of versatile living space, modern finishes and a superb private garden perfect for year-round enjoyment. Positioned on a generous plot with a large driveway and double garage, the property provides exceptional parking and storage options while maintaining a peaceful, semi-rural setting.

Internally, the house offers an impressive flow of accommodation. The main lounge is bright and inviting, ideal for relaxing, while the further sitting room provides a wonderful second living space – perfect as a snug, cinema room or playroom. The standout feature of the home is the large, stylish kitchen, complete with generous work surfaces, a central island, modern cabinetry and direct access into the dining room. This dining area is beautifully light thanks to surrounding windows and makes an ideal entertaining space overlooking the garden.

Upstairs are three well-proportioned double bedrooms, each offering good storage and pleasant outlooks, along with the family bathroom. The layout works perfectly for families or those needing guest space and a home office.

To the rear, the property truly excels. The garden has been thoughtfully designed to offer low maintenance and maximum enjoyment, featuring a superb covered decking area that functions almost like an outdoor room —ideal for dining, entertaining or relaxing whatever the weather. Beyond this is a neat and enclosed lawned garden backing onto greenery, creating a private and tranquil setting.

Further benefits include a useful laundry/utility room, gas central heating and the double garage which opens further possibilities for storage, hobbies or conversion (subject to permissions).

Located within easy reach of Exeter, the M5, Exeter Airport and excellent countryside walks.





**A Beautifully Presented and Versatile Detached Hom**

Set within the peaceful hamlet of Stoneyland, this impressive three-bedroom detached home offers a unique blend of space, comfort and modern living, all tucked away in a semi-rural setting just moments from Exeter, the M5 and East Devon’s countryside. From the moment you arrive, the large driveway and double garage set the tone for the generous proportions and flexibility found throughout this much-loved family home.

**Accommodation**

The ground floor has been thoughtfully arranged to create a warm and sociable flow of rooms that suit both family life and entertaining. The main lounge is a bright and welcoming space with a calming décor, modern lighting and a feeling of openness that makes it ideal for everyday living. A further sitting room, currently arranged as a relaxed cinema-style snug, provides a fantastic second reception area—perfect for families who want separation between adults’ and children’s spaces or for those who simply enjoy having multiple places to unwind.

At the heart of the home sits the impressive kitchen. Finished with sleek cabinetry, a feature island and extensive worktops, this is a kitchen designed for those who enjoy cooking, hosting and being part of the conversation while entertaining. The seamless connection into the dining room is one of the standout features of the house. Surrounded by windows and bathed in natural light, this superb dining space feels almost like an orangery and is a wonderful area for family meals, gatherings with friends or simply relaxing with a morning coffee.

Completing the ground floor is a practical laundry/utility room, along with access into the double garage, offering excellent storage and the potential for workshop space.





## First Floor

Upstairs, the property enjoys three genuine double bedrooms—all well proportioned, beautifully decorated and enjoying peaceful outlooks. The main bedroom is particularly spacious, providing plenty of room for large furniture while still feeling airy. The family bathroom serves all rooms and is well appointed, offering both functionality and comfort.

## Outside

The rear garden is a highlight of this home. Designed for low maintenance but maximum enjoyment, it features a fantastic covered decked terrace that effectively functions as an outdoor extension of the living space. This sheltered area is perfect for year-round dining, socialising or relaxing. Beyond this sits a private, enclosed lawned garden with attractive borders and backing onto greenery, giving a sense of seclusion rarely found so close to Exeter.

## The Location

Stoneyland in Rockbeare offers the perfect balance of rural charm and convenience. Countryside walks start from the doorstep, yet Exeter, Cranbrook, the A30, M5 and Exeter Airport are all within easy reach. Rockbeare itself enjoys a friendly community feel while remaining quiet and tucked away.

## Summary

With its generous living spaces, beautifully finished interiors, three double bedrooms, exceptional garden with covered decking, double garage and large driveway, this home offers a flexible and comfortable lifestyle in one of East Devon's most desirable semi-rural pockets. Properties in this setting, with this level of space, are exceptionally rare—and this one is presented in superb condition throughout.









Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1451 ft<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

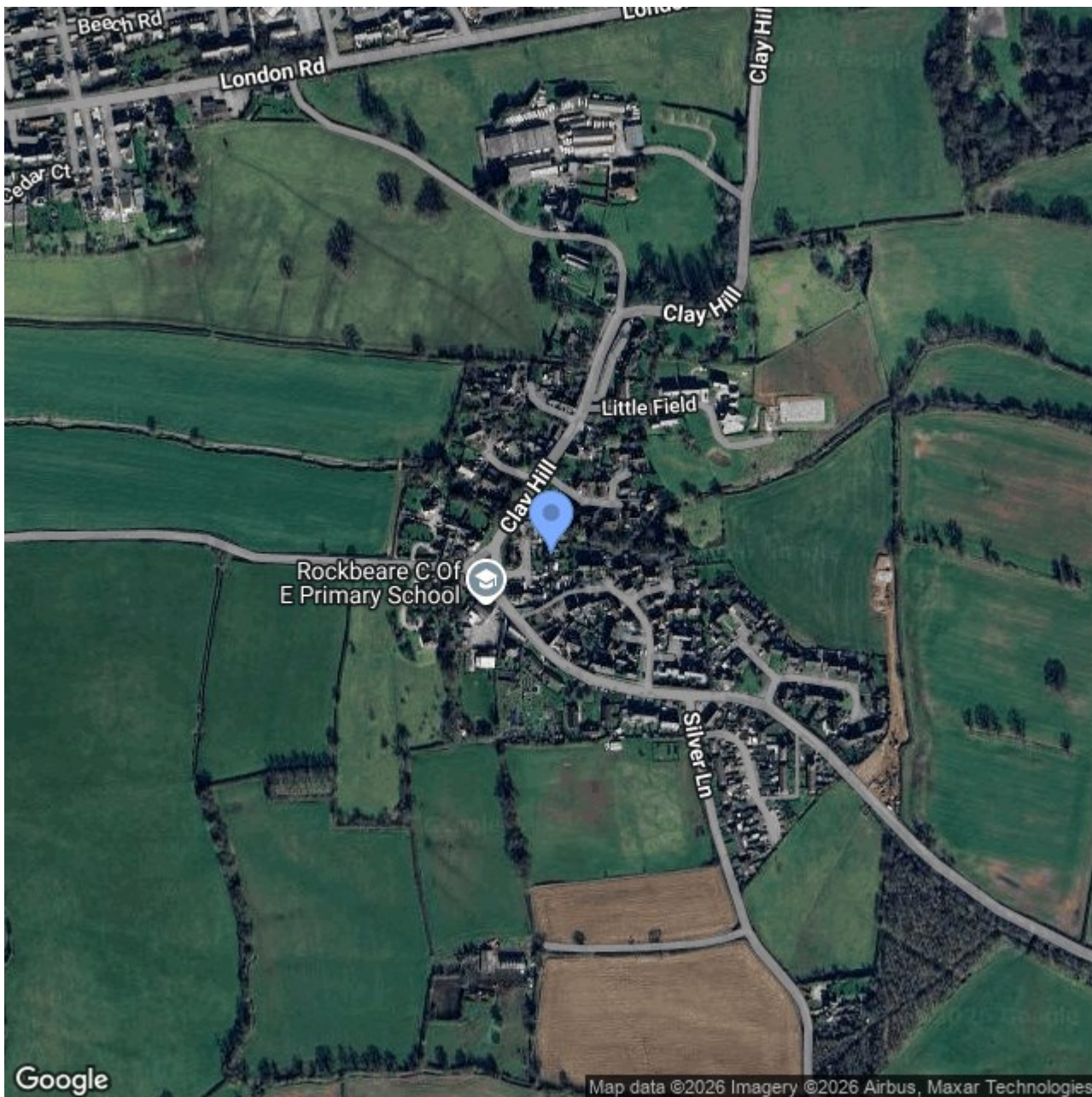
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









- Beautifully presented and deceptively spacious detached home in Stoneyland, Rockbeare
- Three genuine double bedrooms with pleasant outlooks
- Stunning feature kitchen with central island
- Modern family bathroom serving all bedrooms
- Bright and welcoming main lounge with contemporary déco
- Additional sitting room/snug – ideal as a cinema room, playroom or second lounge
- Modern family bathroom finished to a high standard with stylish tiling and full-length bath
- Private, low-maintenance rear garden with artificial lawn and raised decking for outdoor entertaining
- Large driveway providing ample off-road parking plus integral garage
- Peaceful semi-rural location with easy access to Cranbrook, Exeter, the M5, and local amenities

