



Guide Price £269,950

Flat 3, Tedstone House, Tedstone Lane, Lympstone, Devon, EX8 5AX







**Stylish and spacious ground floor two double bedroom apartment, located in a sought after area with own private garden and stunning views.**

- Grand entrance / dining hall with patterned quarry tiled flooring and high ceilings
- Stunning bay-windowed sitting room with original fireplace and panoramic rural views
- Modern dual-aspect kitchen
- 2 Generous double bedrooms
- Shower room
- Private lawned garden
- Garage with parking space in front
- Electric heating
- Sash windows & period detailing throughout
- No onward chain

**LOCATION:** Tedstone House is situated on the rural fringes of the ever popular East Devon estuary village of Lypstone. Lypstone itself is a charming village with a fine community and shop with post office, public houses, cafe, village hall, doctors surgery, train service to Exeter and Exmouth, primary school and the well regarded St. Peter's school.

The university and Cathedral city of Exeter lies approximately 8 miles away and has a wide range of facilities and amenities befitting a centre of its importance together with mainline railway stations to London Paddington and Waterloo, whilst Exeter International Airport lies 4 miles to the east of the city.

The coastal resort of Exmouth (3 miles) offers seaside recreational pursuits along with attractive sandy beaches.

**THE PROPERTY:** This beautifully presented two-bedroom ground-floor apartment offers a rare combination of space, character, and tranquillity—perfectly suited to downsizers, professionals, or anyone seeking countryside charm with modern comforts. From the moment you arrive, you're welcomed by a private driveway leading to allocated parking in front of the garages. A garden gate opens into a peaceful, well-maintained garden, offering a delightful first impression and a tranquil outdoor retreat. Step inside to a grand entrance/dining hall, where original tiled flooring and high ceilings create an impressive sense of space and light. Off to the right, the elegant sitting room is flooded with natural light from the large bay window, which frames



panoramic countryside views. A striking fireplace completes the cosy, characterful atmosphere.

Across the hall, the spacious master bedroom boasts twin built-in wardrobes and sash windows overlooking the garden and rolling hills beyond. A second generous double bedroom enjoys views over the grounds and is perfect for guests or a home office.

The stylish shower room is well-appointed with a large walk-in shower, low-level WC, vanity unit with excellent storage, and a full-length heated towel rail—combining function and comfort.

The kitchen is both practical and beautifully finished, with dual aspect windows, solid wood worktops, a porcelain sink, and a full suite of integrated appliances including a fridge/freezer, washing machine, slimline dishwasher, induction hob, and eye-level electric oven with combination microwave above.

**The accommodation comprises (all measurements are approximate):**

## GROUND FLOOR

Large private entrance door to the...

### RECEPTION / DINING HALLWAY

23' 8" (7.21m) x 13' 9" (4.19m): Very impressive high ceilinged room. Ornate coving. Picture rail. Quarry tiled patterned flooring. Radiator. Doors leading off to...

**SITTING ROOM** 20' (6.10m) x 16' 4" (4.98m): Large sash bay window to front and window to side. Feature marble open fireplace. Ornate coving and ceiling rose. Three radiators.

**KITCHEN** 18' 7" (5.66m) x 9' 10" (3.00m): Modern fitted kitchen with solid wood worktop surfaces with a ceramic white one and a half bowl sink with drainer and mixer tap. Ceramic hob. Built-in double oven. Integrated fridge and freezer. Cupboards and drawers under with integrated dishwasher. Matching wall mounted cupboards and corner display shelving with underlighting. Two double glazed windows to the side. Radiator. Downlighters.

**BEDROOM 1** 16' 4" (4.98m) x 13' 7" (4.14m): Sash window to front with shutters. Fitted storage cupboards. Coved ceiling. Picture rail. Radiator.

**BEDROOM 2** 16' 4" (4.98m) x 8' 6" (2.59m): Double glazed window to side. Radiator.

**SHOWER ROOM** 8' 11" (2.72m) x 4' 9" (1.45m): Modern white suite comprising walk-in shower in full tiled surround with built-in twin headed shower. Low level WC. Wash hand basin with cupboards under in tiled surround. Mirrored medicine cabinet. Further fitted storage. Chrome runged radiator. Extractor fan.



## OUTSIDE

The apartment has the benefit of a **GARAGE** with **PARKING** in front.

To the front of the property is a private lawned garden with a central path leading to the entrance.

**DIRECTIONS:** From Exeter proceed on the A376 towards Exmouth. On entering Lymptone, at the traffic lights, turn left onto Wotton Lane opposite the Saddlers Arms public house. After 200 yards turn left into Tedstone Lane and the property will be found down the second driveway on the right, after half a mile.

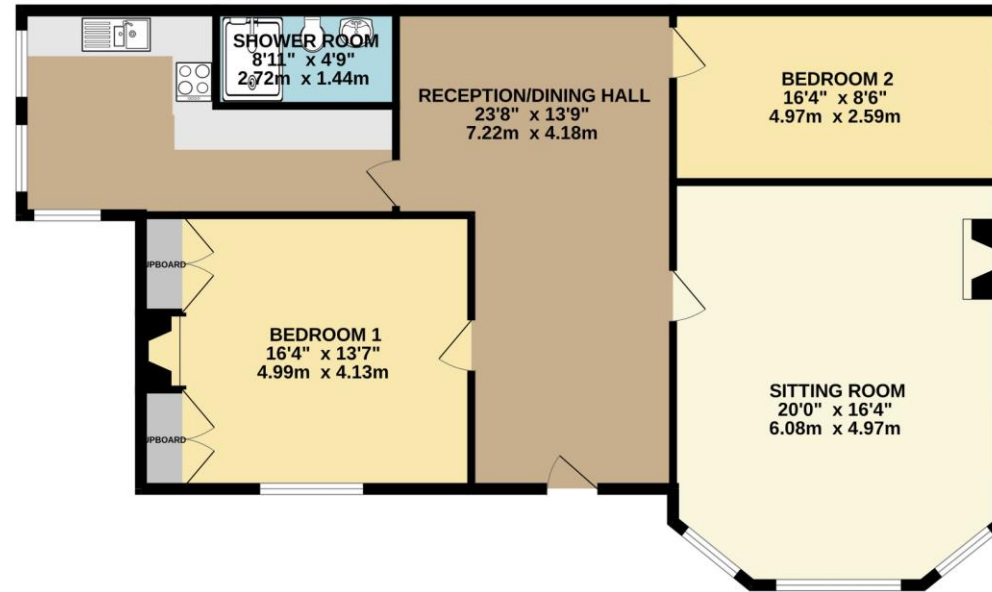
**WHAT3WORDS:** ///fetch.status.candy

**Leasehold** Until 1st December 2051 - 126 years remaining.  
Ground rent £13.00 per annum, includes private garden.  
Garage No.2 included in the lease - ground rent of £13.00 per annum.

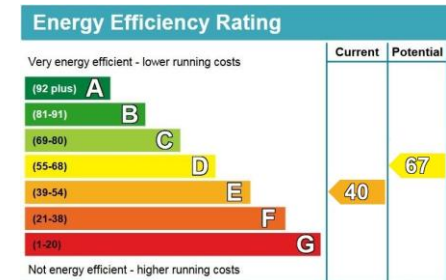
**SERVICES:** Mains electricity. No Gas. Metered Water supply (SWW). Sewage is septic tank at bottom of rear of land, emptied annually by Freeholder and cost apportioned in ratio as per lease, so Flat 3 pays 20% (last years bill was £350.00 so Flat 3 paid £70.00)

**COUNCIL TAX:** B- £1885.11

GROUND FLOOR  
1124 sq.ft. (104.4 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given by the responsible person for the view.



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## Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

## Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.