



Guide Price £850,000

Aggies Orchard, Church Road, Lymstone, Exmouth, Devon, EX8 5JX





**Detached Chalet Bungalow occupying a 1.2-acre plot within this sought after village. On the market for the first time in 40 years, the property offers a rare opportunity to acquire a family home ripe for development/ extension.**

- Sitting Room with doors leading out to the rear garden
- Dining Room
- Kitchen/Breakfast Room
- 2/3 Bedrooms
- Ground floor bedroom/study
- Ground floor shower room
- 2 First floor Bedrooms and shower room
- Gas Central Heating
- Lawned gardens reaching down to Wotton Brook, with access down Stone Lane.
- Garage and driveway parking
- No onward chain

#### **DESCRIPTION:**

A detached chalet bungalow occupying an impressive 1.2-acre plot in this highly sought-after village, offered to the market for the first time in over 40 years. This much-loved home presents a rare opportunity for buyers looking to create their ideal family residence, with excellent potential for development or extension (subject to the necessary permissions). The flexible accommodation currently comprises 2/3 bedrooms. On the ground floor there is a versatile bedroom or study, a shower room, together with a spacious sitting room, dining room and a kitchen/breakfast room overlooking the gardens. Upstairs are two further bedrooms served by a shower room.

The property sits within generous gardens of approximately 1.2 acres, offering privacy and wonderful outdoor space, with the grounds leading down to Wotton Brook, creating an attractive natural setting.

A unique opportunity to acquire a substantial plot with a charming home offering huge potential in a desirable village location.

**SITUATION:** Lypstone is a highly desirable estuary village on the East Devon coast, offering a rare blend of historic charm and modern convenience. With narrow lanes, characterful period homes and a strong community spirit, the village boasts a range of amenities including a primary school, local shop, post office, two traditional pubs, tennis courts, a sailing club, and access to the scenic Exe Estuary Trail. Residents enjoy easy access to watersports, countryside walks, and fine dining at the Michelin-starred Lypstone Manor. Excellent transport links include the village's own railway station with regular services to Exeter and Exmouth, quick access to the A376 and M5, and direct connections for cyclists and walkers along the estuary trail. Ideal for those seeking coastal living with commuter convenience, Lypstone offers a unique and highly sought-after lifestyle.

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

**ENTRANCE** Solid oak entrance door to...

**RECEPTION HALLWAY** Solid wood flooring. Built-in under stairs cupboard. Recess display alcove with cupboards under. Radiator. Walk in cloaks cupboard with radiator and opaque window to the side. Stairs lead up to the first floor. Window to the front. Coved ceiling. Doors lead off to...

**SITTING ROOM** 19' (5.79m) x 11' 5" (3.48m):

Solid wood flooring throughout. Window to the front and rear. Two radiators. Coved ceiling. Feature fireplace. Glazed door leading out onto the rear balcony, with tiled floor and steps down onto the garden.

**DINING ROOM** 14' 4" (4.37m) x 12' 4" (3.76m):

Window to the rear and to the side. Built-in shelved cupboard. Coved ceiling. Radiator.

**SNUG/STUDY** 12' (3.66m) x 12' (3.66m):

Window to the front. Opaque window to the side. Coved ceiling. Radiator.

**KITCHEN/BREAKFAST ROOM** 17' 8" (5.38m) x 12' (3.66m):

Roll edge worktop surfaces with inset double bowl stainless steel sink with drainer and mixer tap. Inset 4 ring gas hob. Oak fronted cupboards and drawers under with space for dishwasher, washing machine and fridge. Built-in double oven. Matching wall mounted cupboards. Wall mounted gas fired boiler. Radiator. Window to the side and rear with an opaque glazed door leading to the outside.

**SHOWER ROOM** 10' 6" (3.20m) x 7' 4" (2.24m):

Large shower cubicle with glass screen in fully tiled surround. Low level WC. Pedestal wash hand basin in tiled splashback. Mirrored medicine cabinet. Window to the rear. Radiator. Fitted storage.

**FIRST FLOOR**

**LANDING** A generous landing with a window to the rear. Radiator. Fitted storage cupboard. Doors leading off to...

**BEDROOM 1** 14' 3" (4.34m) x 11' 5" (3.48m):

Window to the rear. Radiator. Eaves storage.

**BEDROOM 2** 14' 3" (4.34m) x 12' (3.66m):

Window to the rear. Radiator. Eaves storage.

**SHOWER ROOM** 6' 8" (2.03m) x 3' 9" (1.14m):

Shower base with electric shower. Pedestal wash hand basin. Window to the rear. Radiator. Shaver point. Mirrored cabinet. Electric runged radiator.

**WC** 5' 1" (1.55m) x 4' 3" (1.30m):

Low level WC. Pedestal wash hand basin. Window to the rear. Radiator. Built-in double storage cupboard.

**OUTSIDE**

To the front, the garden is mainly laid to lawn with a planted bed and paved pathway leading to the entrance and giving access around the side of the property to the rear. A private driveway provides **OFF ROAD PARKING** for two cars and leads to the attached **GARAGE** (17' 5" (5.31m) x 9' (2.74m)).



The rear garden is particularly large, with the overall plot extending to approximately **1.2 acres**, and must be seen to be fully appreciated for both its size and maturity. The garden features a number of mature trees, a crazy-paved patio area, planted beds, a greenhouse, and a **cob-stone built outhouse**. The property also benefits from side access via Stone Lane.

**DIRECTIONS:** From Exeter take the Exmouth Road passing through Topsham, Ebford and Exton. After the Lypstone Marine Training Camp take the second turning to the right into Lypstone, then fork left onto Strawberry Hill. Continue to the bottom of Strawberry Hill and Aggies Orchard can be found directly opposite here on Church Road.

**WHAT3WORDS///** object.flotation.mixed

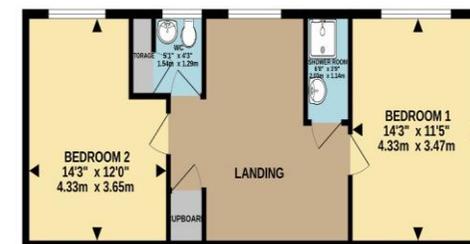
**TENURE:** Freehold

**COUNCIL TAX:** Band G

GROUND FLOOR  
1150 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (158.0 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



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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 particulars, 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.

