







## SITUATION

Lympstone, situated on the eastern shores of the Exe estuary, combines a rich history with a thriving present. Once reliant on maritime trade and agriculture, the village maintains these connections through Inghams Fisheries, trading in the Fish Shed.

Present-day Lympstone offers a mix of amenities—a primary school, St Peter's independent school, a GP surgery, churches, four pubs, two cafes, a hairdresser, and a convenience store with extended hours. Darts Farm, an award winning Farm Shop, is a short drive away, featuring local Westcountry products.

The village supports various clubs, from sailing and tennis to gardening and film. The Avocet line provides a half-hourly train service with picturesque views across the River Exe, connecting to Exeter's main stations. The M5 at Junction 30 is conveniently close, just 8 miles away.

Adding to the appeal is the recent addition of the Exe Estuary Trail, a 26-mile cycleway on both sides of the river. Lympstone's blend of history, modernity, and community spirit creates a welcoming environment for residents and visitors alike.



**DESCRIPTION** A beautifully presented 2/3 bedroom characterful cottage set in the heart of the ever popular estuary village of Lympstone. This stunning home is brought to the market in excellent condition, with a bespoke Kitchen and open plan living space providing superb contemporary living within the quiet charm of the original building. Situated close to the Estuary and Exeter, this would make an outstanding home, or holiday home, in one of the most popular villages in the South West.

**ACCOMMODATION** The front door of the house opens into a welcoming entrance vestibule which leads you naturally into the light, open Living Space. At one end is the Kitchen, this has been cleverly made to make the most of the space, with attractive worktops and integrated appliances, it fits beautifully alongside the character and style of the house. There is ample room for a dining table, while the large windows and solid wood flooring make this a fantastic, cosy living space. A step down leads you through to a further room downstairs, this could be used as a separate snug/office or third bedroom as required.

A light stairway heads up to the first floor accommodation, where there is a stylishly finished bathroom, comprising panel bath with shower over, pedestal basin and W/C. Also on this floor is the master bedroom, a large, bright room with painted floorboards and a built in cupboard.



A further flight of steps leads up to Bedroom 2. This is another large double room with some handsome exposed roof timbers, a pretty double aspect and some fine views across Lympstone.

**OUTSIDE** Down the side of the house there is a small space for a bench and flower pots, a perfect place to enjoy village life.

**SERVICES** All mains services are connected, mains Gas, Water, Electric and Drainage.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



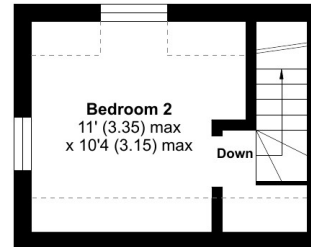
# Appledore, The Strand, Lympton, Exmouth, EX8

Approximate Area = 748 sq ft / 69.4 sq m  
Limited Use Area(s) = 59 sq ft / 5.4 sq m  
Total = 807 sq ft / 74.8 sq m

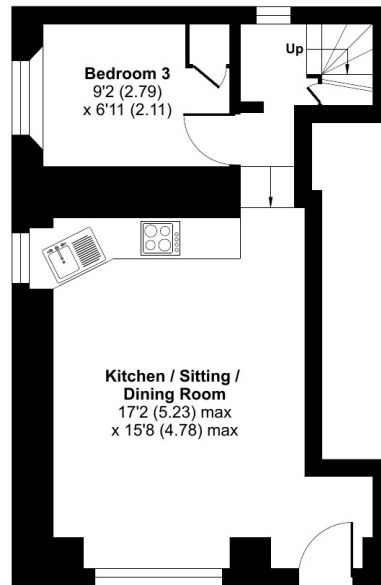
For identification only - Not to scale



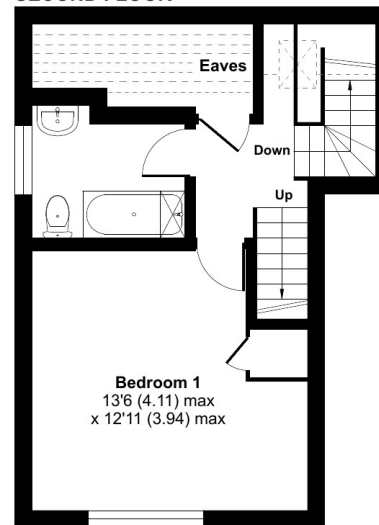
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Smart Estate Agent Exmouth Ltd. REF: 1068054



10 Southernhay West, Exeter, Devon,  
EX1 1JG

[www.smartestateagent.co.uk](http://www.smartestateagent.co.uk)  
[exeter@smartestateagent.co.uk](mailto:exeter@smartestateagent.co.uk)  
01392 905 906

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.