



East of 
ESTATE AGENTS

Old Ebford Lane
Exeter £1,500,000

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Large imposing detached Georgian Residence | Full of historical charm and elegant decor throughout | 7

Bedrooms – Principal suite with dressing room and walk in wardrobe | Further ensuite bedroom | 4 double bedrooms and 1 small single/study | Drawing room, Kitchen, Dining room, Lounge/family room | Veranda style entrance, reception hall and cloakroom | Large basement and laundry room | Beautifully designed gardens and grounds | Gated entrance, Off road parking for many vehicles and double garage

Believed to date back to early 19th century, Ebford house is a fine and superior detached regency residence set within its own beautifully landscaped gardens and grounds offering elegantly appointed accommodation over 4 floors and located within the delightful hamlet of Ebford, located just a short walk from Topsham, and in the parish of Clyst St George.

A home of notable presence and distinction, the house is grade II listed and retains a wealth of original Georgian era architectural features, with high ceilings, well proportioned rooms, tall windows with shutters and French doors which lead out to a veranda spanning the width of the property.

The property is located on Old Ebford Lane and can be approached at the front, through an electric gated entrance which leads to a gravelled parking area for several vehicles and a path which meanders through the grounds to the historic front entrance. At the rear, located off old Ebford lane the property can also be accessed with steps leading up to an entrance to the ground floor.

The ground floor of this property offers exquisite elegance and charm throughout considerably styled to showcase many of the remaining Georgian features together with a light and contemporary re-design.



A beautiful reception hall on the ground floor leads to all principle rooms as well as host to the beautiful period staircase which leads to the first floor and the stair case which leads down to the lower ground floor. A stunning bespoke fitted kitchen with central island is open to the dining room, both with original fireplaces. From the dining room views out over the pretty gardens through the original French doors, which open out to the veranda can be enjoyed. From the kitchen a door leads to a family room/large snug and a useful ground floor WC.

Across the hall is a fine and elegant drawing room, abundant with charm and original features with double aspect to front and rear and further period French doors opening on to the veranda.

The first floor above incorporates the principle bedroom suite enjoying views over the gardens and grounds with dressing room, ensuite shower room and large walk in wardrobe. There are two further double bedrooms and a family bathroom.

The second floor enjoys an identical layout with a further ensuite bedroom with dressing area, two double bedrooms and a small single bedroom currently used as a study.

The lower ground floor of Ebford house offers an excellent opportunity for further development of this large family home. Currently laid out as a large basement with WC and laundry / utility room with access up and out to the rear and side of the property, this space would make an ideal annexe for a family member or home with income potential.

Gardens & Grounds

Ebford house is located on Old Ebford Lane, well set back from the road with beautiful, well stocked gardens fully enclosed by tall and dense hedging to the western elevation and a historic listed wall to the southern elevation. The gardens, which have recently been redesigned to incorporate a vegetable kitchen garden, motion sensor lighting throughout, a raised dining terrace, beautifully tendered level lawn and a pergola from which to enjoy the best of the south west facing orientation. Steps lead down to the lawns from the veranda which adds to the feel of grandeur Ebford House offers.

To each sides of the property small courtyards.

From the gated entrance at the front, off road parking for several vehicles can be enjoyed

To the rear, further off road parking for two vehicles is available with access to the double garage.





Total area: approx. 580.1 sq. metres (6243.7 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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