



T H E   S H I P P O N S

# The Shippons

Pitt Farm, Exmouth Road, Lymptone,  
Devon EX8 5AF

Exmouth beach 2 miles • Exeter 9 miles

A generous and versatile  
barn conversion with a  
rural outlook

- Sought after village on the Exe Estuary
- Delightful rural outlook
- 5 bedrooms
- 2,400sq. ft. of versatile accommodation
- Extensive 42' integral garage/workshop
- Set in 0.4 of an acre of landscaped gardens





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## Situation

The property forms part of the original Pitt Farm situated on the edge of Lymptstone, off the Exmouth Road. Lymptstone is a highly regarded village in the favoured Exe Estuary area with an excellent range of local facilities including a sailing club, four pubs, village hall, general store, post office, primary and pre-schooling as well as an independent preparatory school. There is a railway station connecting to Exeter. Nearby is the Exe Estuary Trail, a cycle path and walkway which runs around the Exe Estuary linking Exmouth, Exeter and Dawlish. The coastal resort of Exmouth is within 3 miles and provides an extensive range of facilities along with a marina. The centre of Exeter is 9 miles whilst junction 30 of the M5 motorway is 8 miles.

## Introduction

The Shippons is a unique and spacious converted barn enjoying a semi-rural location. Believed to date from the early Victorian era, it was converted in the late 1990s. Offering just over 2,400sq.ft. of versatile accommodation with a delightful rural outlook.

## The House

Via an inner courtyard, an entrance hall provides a cloakroom. To the left is a bright and inviting **sitting room** with a triple aspect enjoying garden and rural views, vaulted ceiling with exposed beams, double doors to the garden and an inset wood burner. Off the sitting room is an en suite bedroom currently used as the **master bedroom** arranged with a dual aspect, garden and rural views, fitted wardrobes and the en suite provides a generous walk-in shower, wc and basin. To the right of the entrance hall is a **kitchen/breakfast room** with a dual aspect including a door to the inner courtyard patio, an array of matching base and wall units, gas-fuelled Aga, double electric oven, gas hob and space for appliances. An inner hall provides stairs to the first floor and a generous storage cupboard. The **dining room** has a side aspect with double doors opening to a predominantly glazed **conservatory** with double doors to the garden. A second ground floor **bedroom** has a side aspect and an en suite arranged with bath, wc and basin.





The generous **utility room** provides base units, sink, space for appliances and internal access to the garage/workshop.

The first floor landing has a window with courtyard and rural views and an airing cupboard. **Bedroom 3** is double in size with a rear aspect. **Bedroom 4** is a further double with a side aspect. **Bedroom 5** is a single room with a side aspect. The **family bathroom** is arranged with a bath, corner shower, wc, basin and heated towel rail.

## The Grounds

The property is set in approximately 0.4 of an acre with a delightful rural outlook. A long gravel drive leads up to the property, garage/workshop and an ample parking area. The property is 'U' shaped providing a charming inner patio courtyard. The remaining gardens are laid to lawn with natural hedgerows, shrubs and a selection of trees. Outside the conservatory is a further enclosed patio area, a perfect little sun trap with a southerly orientation. The garage/workshop is a fantastic addition to the property with power and light, and an electronic garage door. This extensive space provides ample storage and an area for a workshop.

## Services

Mains electricity. Mains water. Private drainage. Gas-fired central heating.

## Directions

From Exeter and the M5 motorway, proceed on the A376 in the direction of Exmouth. Pass through the villages of Ebford, Exton and Lympstone. After passing The Saddlers pub continue south for a quarter of a mile where the entrance to Pitt Farm is on the left. Continue up the private drive where The Shippons is located on the left.

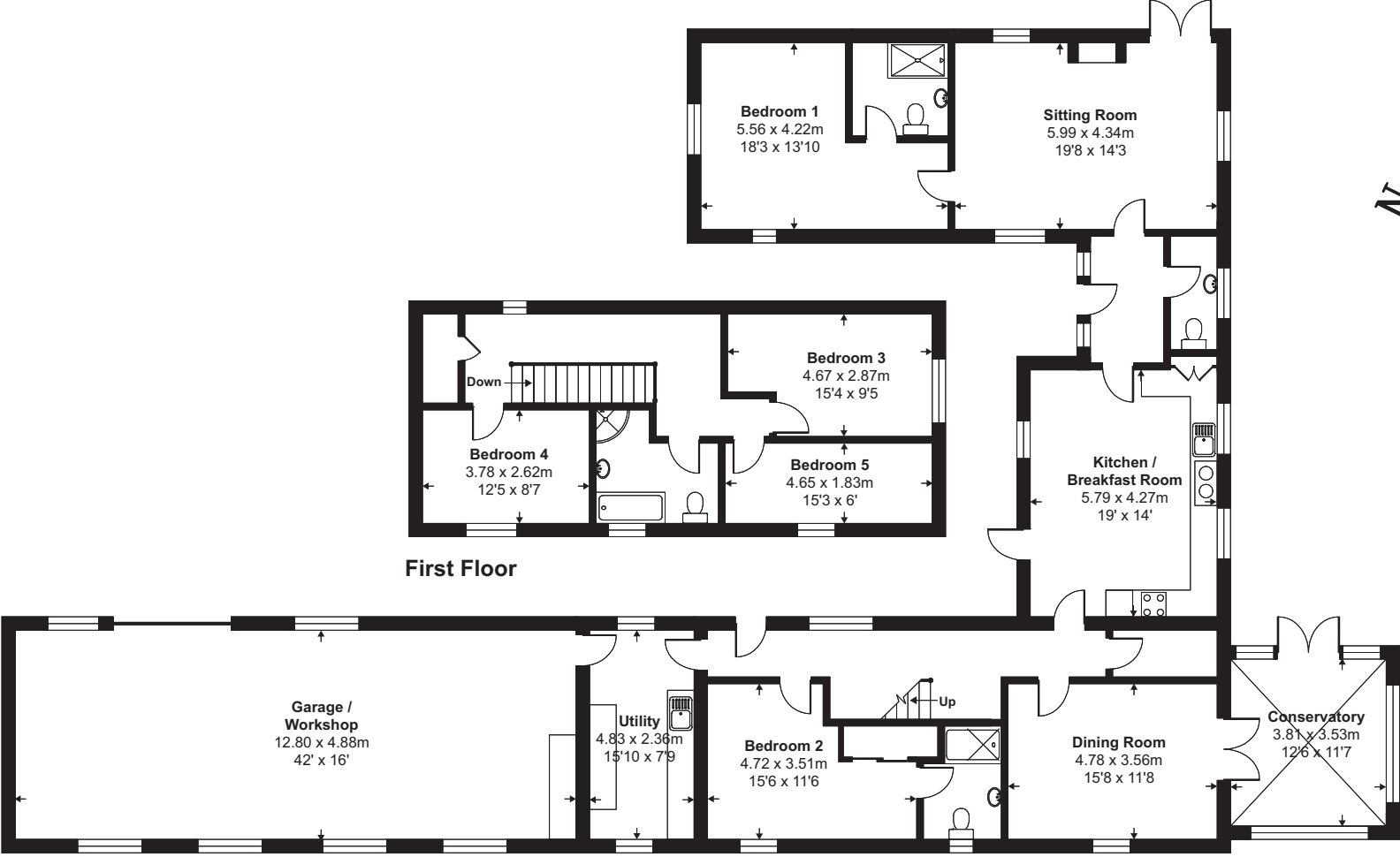
## Viewing

Strictly by appointment through Stags on 01392 255202.

These particulars are a guide only and should not be relied upon for any purpose.



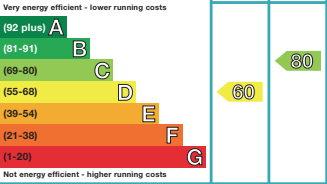
Approx. Gross Internal Floor Area  
223.4 Sq Metres 2405 Sq Ft (Excludes Garage)



First Floor



Energy Efficiency Rating



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