

LINHAYES FARM

LYMPSTONE, EXMOUTH, DEVON, EX8 5AF



savills

LINHAYES FARM

EXMOUTH ROAD, LYMPSTONE,
EXMOUTH, DEVON, EX8 5AF

Exeter about 6 miles • Exmouth beach about 2.2 miles
Lypmstone village about 1 mile

A beautiful double bay fronted family home
within grounds of around 1.8 acres, two
immaculately presented and successful holiday
lets and outbuildings.

MAIN HOUSE

Welcoming entrance hall • Sitting room
Kitchen/dining room • Reception room • Conservatory
Utility • Cloakroom

Master bedroom with en suite shower room
Bedroom two with en suite shower room
Two further double bedrooms • Family bathroom

Stable yard • Ample driveway parking
Grounds of around 1.8 acres

THE HAYLOFT

Open plan kitchen/dining/living room
Double bedroom with en suite shower room
Enclosed decked garden

THE SHEPHERDS HUT

Open plan kitchen/living/sleeping area
Separate shower room
Private hardstanding and parking area

EPC – E





SITUATION

Linhayes Farm is situated on the edge of the highly sought after village of Lymington. This picturesque fishing village is situated on the Exe estuary between Exeter and Exmouth. From Linhayes Farm, outdoor pursuits and activities are in abundance and all close by. The Exe estuary is a renowned bird sanctuary and Lymington is an excellent base to pursue sailing and other water sports. The lovely beaches at Exmouth and Budleigh Salterton are nearby to the south, and Woodbury Common is a lovely place to walk and ride over open countryside, in addition to being the home of Woodbury Park Golf and Country Club. Within Lymington there is a primary school, a church, village hall, café, and post office, as well as four pubs. Darts Farm Shopping Village at Topsham is close by, and the shops at Topsham provide both local amenities for everyday conveniences and specialist services, with cottage industries having local and wider appeal. The popular St Peter's School at Lymington is also just a short car journey away.

Lymington lies just six miles to the south east of Exeter and it is well placed for access to the City's extensive shopping, educational, and cultural facilities. Communications are excellent, with its own local railway station in the village connecting Exmouth to Exeter. By road, the A376 provides a fast link to the M5 (J30) and A30. Exeter has two mainline railway stations and an international airport.

DESCRIPTION

The stunning Linhayes Farm has a wonderful kerb appeal with its red brick facade and symmetrical double bay front. The generous, free-flowing, and immaculately presented accommodation includes numerous period features, in addition to a welcoming entrance hall, a sitting room with open fire, and a conservatory. The Kitchen/dining room is a wonderful sociable space perfect for entertaining and family life. It contains an island and a good range of wall, base, and drawer units. Double doors lead out onto the garden, and a door also leads into another reception room which is currently being used as a play room. A useful utility, cloakroom, and laundry room complete the ground floor accommodation.





Stairs lead to the first floor and on the half landing there are two double bedrooms with a modern family bathroom in between, all with lovely views out over the gardens. To the front of the property is the master bedroom with a built in wardrobe and stunning en suite shower room. To the other side of the landing is a further en suite double bedroom.

THE HAYLOFT

This tastefully decorated former Hayloft is currently a successful holiday let, and benefits from vaulted ceilings and exposed beams. The reverse level accommodation includes a beautiful and fully equipped open plan kitchen/dining/sitting room with a wood burning stove. Stairs lead down to a large double bedroom with en suite shower room, and doors providing access to the enclosed decking and garden area.



HAYLOFT



THE SHEPHERDS HUT



THE SHEPHERDS HUT

THE SHEPHERDS HUT

A truly unique retreat which is also extremely popular with holiday makers visiting the area, it has been custom made and decorated beautifully. The kitchen is well-equipped with oven and hob and fridge with ice compartment. There is a wood burning stove creating a cosy yet modern feel. The pull down double bed, which is uniquely concealed behind a false wall, sits at one end of the hut beneath a pretty window. Located at the other end of the hut is the en-suite shower and WC. Outside, The Shepherds Hut has an enclosed garden area with an established laurel hedge and hardstanding providing a parking area.

GARDENS AND GROUNDS

Approached via electric gates Linhayes Farm enjoys grounds of around 1.8 acres which has been designed to allow the owner and guests to enjoy their own private space. There is a delightful formal south westerly facing garden for the house with a pretty pond, patio area and numerous established trees. To the east the land is split into paddocks with a hardstanding driveway leading up to the Shepherds Hut with a mature laurel hedge providing privacy, and a further service point has been connected for future use. There are three stables, a yard, and additional useful outbuildings providing valuable storage and also access to The Hayloft via the drive.

SERVICES

Mains water, electricity and gas. Private drainage.

OUTGOINGS: East Devon District Council. Band G

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc. are specifically excluded but may be available by separate negotiation.

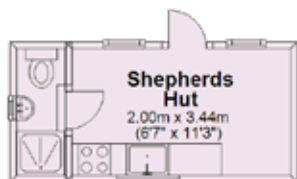
DIRECTIONS: From Exeter proceed South and follow the signs to Exmouth and onto the A376. Stay on this road until reaching the sign for Lymptone village, keep going, passing The Saddlers Arms pub and the entrance for the property is on the right hand side.

VIEWINGS: Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.



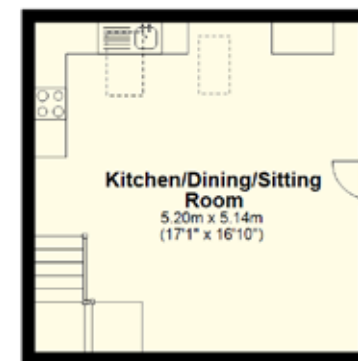
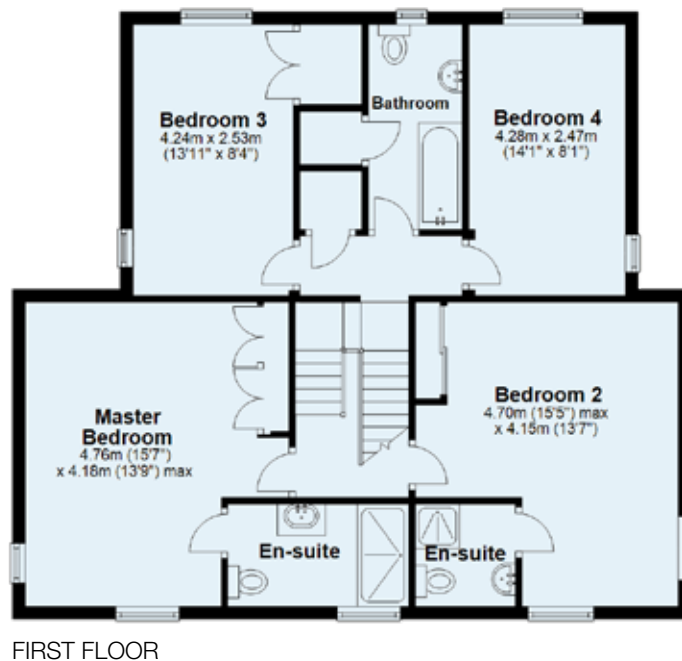
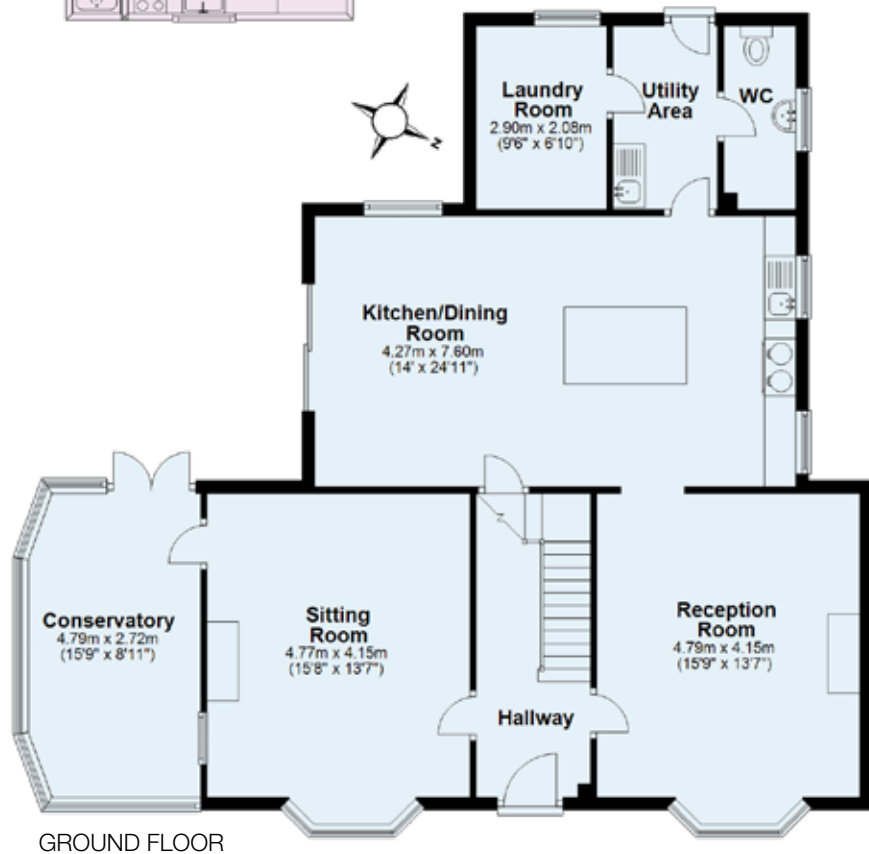
THE SHEPHERDS HUT



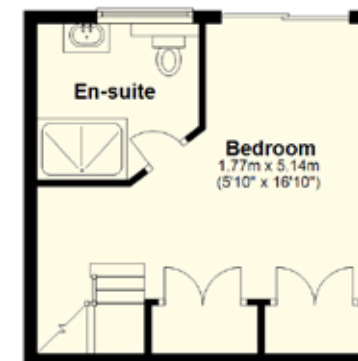


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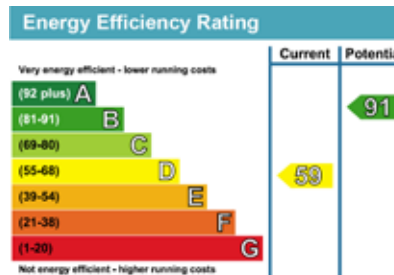
Approximate Gross Internal Area:
249.2 sq.m. / 2,682.2 sq.ft.



THE HAYLOFT: FIRST FLOOR



THE HAYLOFT: GROUND FLOOR



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