

EXTON LODGE

DEVON



Exton Lodge

Mill Lane, Exton, Exeter, Devon EX3 0PJ

Topsham 2.5 miles • Exmouth 4 miles • Exeter 7 miles

A substantial and elegant detached residence set in an acre of private mature grounds

- Situated in the sought after Exe Estuary village of Exton
- Elegant and substantial property of over 3,400sq.ft.
- 5 Bedrooms
- Dating back to 1898 with fine period features
- Set in an acre plot, private with the feeling of seclusion
- Beautiful mature grounds with established trees, meandering paths and box hedging
- Double garage and parking



Situation

The highly sought after village of Exton lies on the eastern side of the Exe Estuary, between the cathedral and university city of Exeter and the coastal town of Exmouth. The village has a popular gastro pub, The Puffing Billy, together with a railway station with commuter trains running between Exmouth and Exeter alongside the beautiful estuary and trains can be boarded at both Topsham and Exton station, which is within easy walking distance of the property. The Exe Estuary Trail connects Exeter to Exmouth and Dawlish, allowing cyclists and pedestrians to take advantage of the fine views of the estuary and wildlife.

Description

Exton Lodge is tucked away in a semi-rural location within Exton, providing a sense of seclusion and privacy. This fine detached residence has been home to the current owners for almost four decades and is a wonderful setting for family life. This substantial property offers over 3,400sq.ft. of accommodation, elevated within its plot, it provides views over the extensive gardens and out towards the Haldon Hills.

This warm and inviting home does require an element of updating. It has charming features such as revealed beams, decorative picture rails and a scattering of feature fireplaces. The added attractions to this imposing house are the extensive mature grounds, a feast for those that are keen gardeners. From a delightful level lawn to box hedging, wild meadow gardens and orchard, established bordering trees and a stable block within a small enclosure, this is a grand setting ready for a new lease of life.

Accommodation

The entrance to the property has a cottage feel, a small entrance porch with **cloakroom**, leads though into a long **inner hall**, finished with pine flooring and revealed beams. Sweeping staircase to the left with a half landing window spilling the morning light upon you. A charming recess to the hall, with a front aspect window, provides a delightful seating area with a storage cupboard adjacent for coats. The **morning room**, which could facilitate the requirements of a family room or study, with a side aspect bay window enjoys the morning sun. This room has oak flooring, decorative picture rail and tiled fire surround. The impressive **sitting room** features two rear aspect windows which draw in the colour and textures of the gardens, finished with revealed beams, oak flooring and a Minster stone fireplace with an open grate. The formal **dining room** is dual aspect and overlooks the level lawns visible from its rear aspect window and door, finished with beech flooring and a useful service hatch.





The charming **farmhouse-style kitchen** has a front aspect looking out onto the impressive yew hedges, fitted with a selection of cupboards, an oil-fired Aga (which heats the hot water and is used for cooking) and a useful **utility** area providing a sink, base units, store cupboard and space for appliances. In addition is a generous **pantry** fitted with shelving with a small front aspect window. Returning to the inner hall, there are two further storage cupboards, a **further cloakroom** and a door leading out onto the patio.

The first floor landing spans the length of the property with a front aspect window and eaves storage. Three of the larger bedrooms all enjoy views over the rear gardens with distant views of the Haldon Hills. **Bedrooms 1, 2 and 5** have built-in cupboards and vanity units with sinks. **Bedroom 4** has a side aspect window with a decorative fireplace. **Bedroom 3** has a dual aspect while bedroom 5 has a front aspect window with views over the neighbouring farmland and hills beyond, decorative fire surround and generous eaves storage. **Bathroom 1** provides a shower cubicle, bath and basin while **bathroom 2** has a bath, basin and an airing cupboard. Separate wc.

The Grounds

Exton Lodge boasts a rare and exquisite secluded plot of just under an acre. A mature and private setting with plenty of variety, colour, texture and a haven for wildlife. A keen gardener would enjoy the heritage of some of the established trees, shrubs and hedging, in particular the yew hedging which are believed to have been planted when the property was first built.

To the front of the property is a **double garage** with a small pedestrian gate leading into a delightful array of small box hedges and the impressive shaped yew hedging with gravel and grass paths. A former vegetable plot is adjacent to a small enclosure with a **timber stable block**. A timber pedestrian gate provides further access off Mill Lane. Small box hedging continues along the east side of the property opening out to a wonderful south facing level lawn. The gardens then extend into an established and mature area of trees and shrubs, wildflower gardens

amongst an orchard, all linked with meandering paths.

The south side of the property, elevated over the formal lawns, has climbing wisteria and a path leading round to a patio area.

The property includes a number of outbuildings which include an attached coal store housing the oil tank complete with an old washing copper. A small pump house containing a well, which is used from time to time to water the gardens. A timber garden shed with an open summerhouse at one end looks out over the lawn and a greenhouse.

Overall the property amounts to about **0.972 of an acre**.

Services

Mains electricity. Mains water. Mains drainage. Oil-fired Aga for cooking and heating the domestic hot water. Electric storage heaters.

Directions

From Exeter or the M5 motorway follow signs for Exmouth (A376). Proceed through the village of Ebford and upon reaching Exton, pass the petrol station and after a quarter of a mile turn left into Mill Lane. Continue along this lane which takes a sharp right turn where the parking area and garages are on the right.

Viewing

Strictly by appointment through Stags on 01392 255202.

Disclaimer

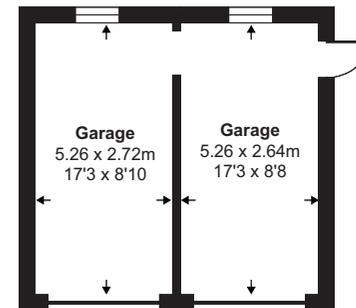
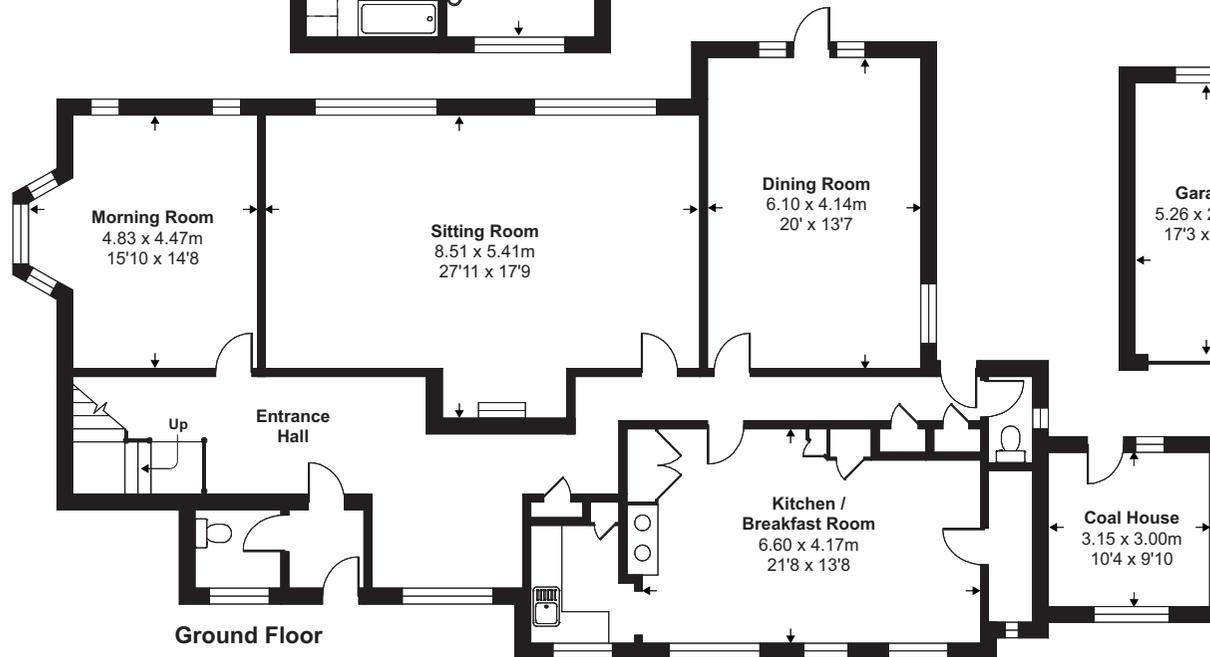
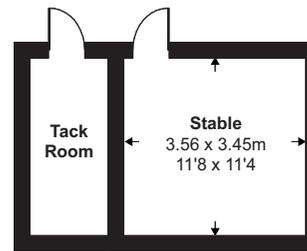
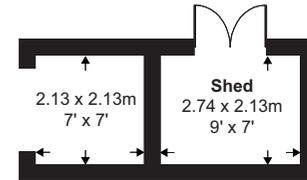
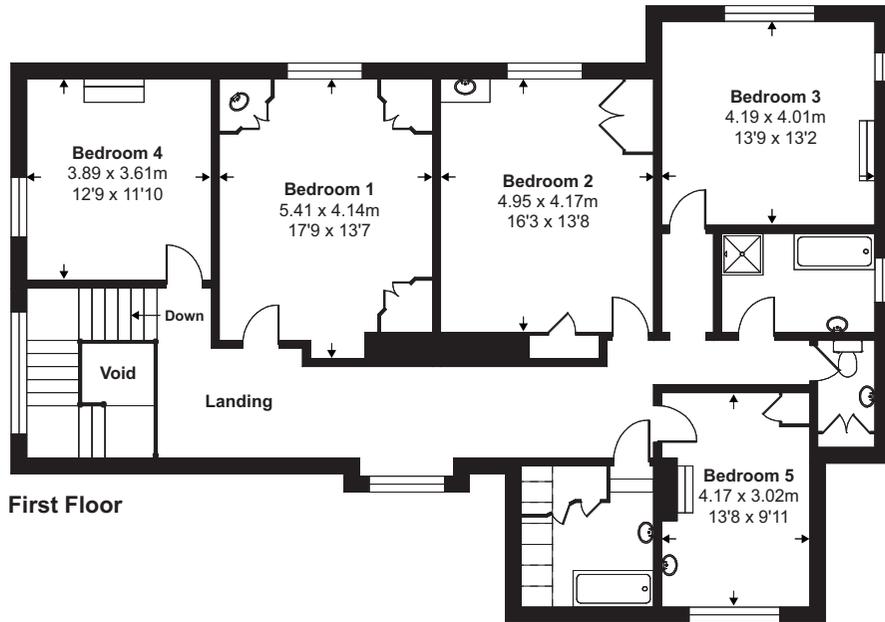
These particulars are a guide only and should not be relied upon for any purpose.



Exton Lodge

Approx. Gross Internal Floor Area

321.9 Sq Metres 3466 Sq Ft (Excludes Restricted Head Height / Garage / Outbuildings)



Energy Efficiency Rating		Current	Potential
391-41	A		
361-390	B		
331-360	C		
301-330	D		
271-300	E		
241-270	F		
211-240	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



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