



Birch House







Birch House 1 Birch Road

Lympstone, Exmouth, Devon, EX8 5LB

Lympstone train station (0.5 miles), Exmouth seafront (3.1 miles), Exeter city centre (8.5 miles)

Located in the heart of the village, a stunning contemporary 5 bedroom family home with ample parking large garage and a South facing garden.

- Beautifully finished, architect designed family home
- Solar roof mounted panels and 13.5kWH batteries
- South facing garden
- Study/downstairs bedroom
- Current Council Tax Band: G
- Walking distance to the village centre
- 'Wet' underfloor heating throughout
- 5 bedrooms and 4 bathrooms
- Stunning open plan kitchen/dining room
- Freehold

Guide Price £1,100,000

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SITUATION

Lympstone is a highly regarded and sought-after Exe Estuary village with an excellent range of local facilities, including a Sailing Club, Tennis Club, a number of pubs, Michael Caines' Michelin Star restaurant, Lympstone Manor, shop and Post Office. The village is also home to primary and pre-Schooling, as well as an independent preparatory school and a railway station connecting to Exeter. It is situated right on the Exe Estuary Trail, which runs along the Estuary linking Exmouth, Exeter and Dawlish. The beautiful coastal town of Exmouth is one mile away and enjoys miles of world heritage coastline.

Exeter city centre is about nine miles from Lympstone and offers a wider range of facilities, including a large shopping centre, John Lewis store, a Waitrose and a host of boutiques, cafés and restaurants. There is also a theatre and the famous medieval cathedral, one of the finest examples of Gothic architecture anywhere.

ACCOMMODATION

Birch House is an impressive contemporary home, Architecturally designed and constructed for the current owners in the last 3 years, located on Birch Road, a quiet no-through road a short walk into the centre of the village. The property has been finished to an exceptional standard throughout and offers adaptable accommodation set on a good sized plot with ample parking and a South facing garden.

From the driveway, a front door opens into a spacious entrance hall with a staircase rising to the first floor. Directly ahead, steps drop into a fantastic open plan kitchen/dining room with a range of Bi-fold doors overlooking and opening into the garden. The kitchen is fitted with a range of base wall and drawer units, incorporating a range of integrated appliances including a large fridge freezer and there is a large island. A particular feature of the room is the polished concrete floor.





Adjoining the kitchen is a good-sized sitting room with sliding doors into the garden and also on this floor at the end of the hall is an adaptable room that is designed to be used as a downstairs bedroom or study with adjoining shower room and W.C with a separate door back to the hall. At the other end of the house a door gives access into a good-sized garage with utility area and a door into the garden.

On the first floor, at the top of the stairs is a spacious galleried landing running the length of the house and giving access to 4 bedrooms. The master bedroom has been cleverly designed with a vaulted ceiling with windows looking over the garden and across the village. There is access into a lovely ensuite fitted with a freestanding bath, large walk in shower cubicle, double hand wash basins and a low level W.C. The remaining bedrooms are all doubles, two overlooking the rear garden and sharing a shower room accessed from the landing and the second bedroom also has an ensuite shower room.

OUTSIDE

To the front of Birch House is a gravelled driveway running width of the property providing parking for 3 or 4 vehicles and storage for a boat or trailer. In front of the garage the driveway has been paved providing further parking. To the rear is a good sized garden facing South, which is mainly laid to lawn with a large patio leading from the kitchen, creating an ideal area for outside dining.

SERVICES

Utilities: Mains electricity, mains water, mains drainage and broadband

Drainage: Mains drainage

Heating: 'Wet' under floor heating throughout, plus 'wet' towel rails in bathrooms provided by a Air Source Heat pump

Tenure: Freehold

EPC: B(81)

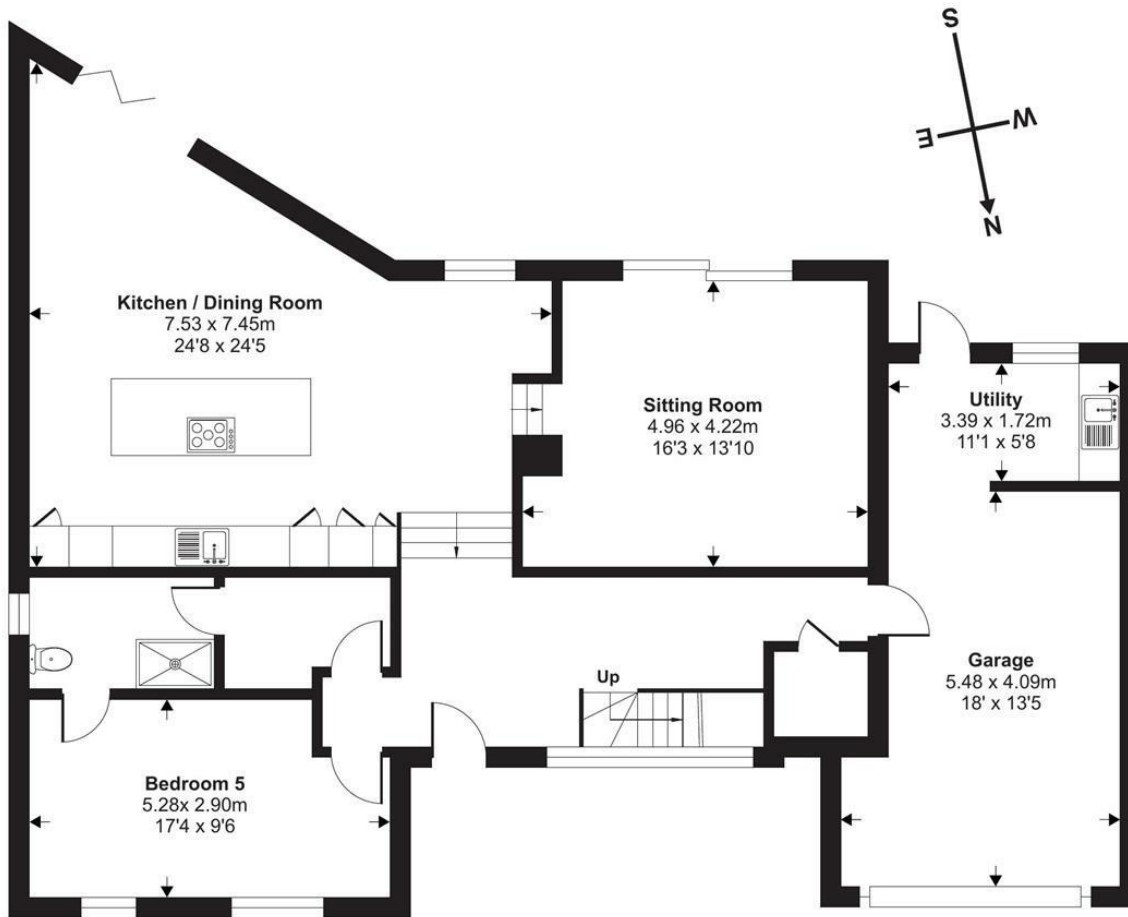
Council Tax Band: G

Standard, ultrafast and superfast broadband available.

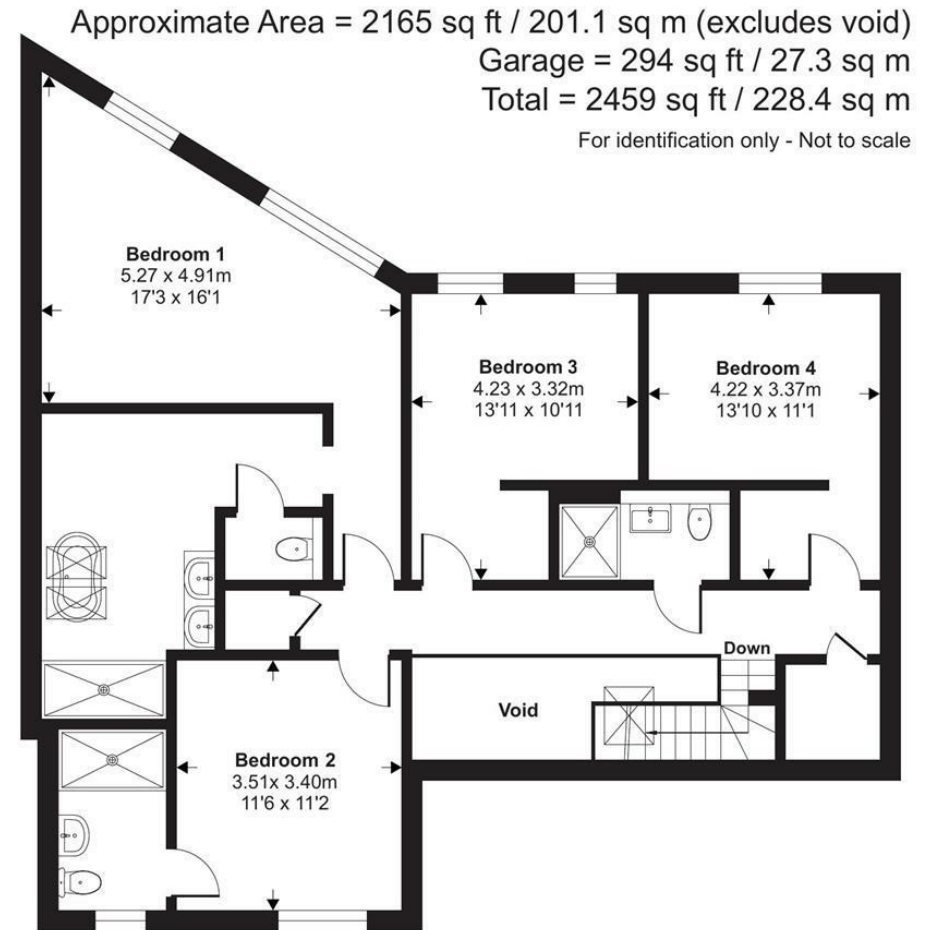
EE, O2, Three and Vodafone mobile networks available (Ofcom)

DIRECTIONS

What Three Words: [///point.inert.womb](https://www.what3words.com/point.inert.womb)



Ground Floor



First Floor

Approximate Area = 2165 sq ft / 201.1 sq m (excludes void)
Garage = 294 sq ft / 27.3 sq m
Total = 2459 sq ft / 228.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1466096



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



