

STAGS

# 2 Bakers Cottages

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Lympstone, Exmouth, EX8 5LP

Lympstone train station (0.7 miles), Exmouth seafront (2.7 miles), M5 junction 30 (5.3 miles)

A charming one bedroom Grade II listed cottage with a good sized garden, and garden studio located in this highly desirable estuary village.

- Charming characterful cottage
- Very useful garden studio
- Good sized South facing garden
- On-street parking to the front
- Freehold
- Sitting room with log effect gas stove
- Grade II Listed
- Ensuite bedroom
- Very popular estuary village
- Current council tax band: A

## Offers In The Region Of £220,000

### SITUATION

Bakers Cottages is located on Longmeadow Road in the highly sought-after estuary village of Lympstone. This vibrant and historic village offers a range of local amenities including a well-regarded primary school, post office, village store, pubs, and a train station providing direct links to Exeter. The Exe Estuary Trail, ideal for walking and cycling, runs nearby, while the coastal town of Exmouth is just a short drive away, offering a wider range of shops, leisure facilities, and sandy beaches.

### ACCOMMODATION

Bakers Cottages is an attractive terrace of Grade II Listed houses dating back to the early 17th Century. Located a short walk into the centre of this highly desirable estuary village, number 2 is a one bedroom cottage on the market for the first time in many years. The main living space is a lovely sitting room with a log effect gas stove set in a large inglenook fire place and there are a number of exposed beams. A window looks to the front and there is a spiral staircase rising to the first floor. Leading off the sitting room is a galley kitchen with a gas hob, sink and a fridge freezer is located in the alcove by the fireplace.







On the first floor, the staircase opens into the bedroom which is a good sized double with windows to the front are rear and there is an ensuite with bath, W.C and hand wash basin.

## OUTSIDE

One of the features of the cottage is the garden which a very good size with a Southerly aspect and is bordered by an attractive spring fed stream at the bottom. Leading off the house is a paved seating area and a detached, oak framed garden studio that provides a very useful additional living space. Currently used as a summer house the garden studio has power and water and could be used as an occasional second bedroom or a home office and there is plumbing and space for a washing machine and tumble dryer. French doors open into the bottom section of garden and an attractive decked seating area.

## SERVICES

Utilities: Mains gas, water and electricity
Drainage: Mains drainage
Heating: Gas central heating from a combi boiler and radiators
Current council tax band: A
Tenure: Freehold
Standard, Superfast and ultrafast broadband available
O2, Three, EE and Vodafone mobile networks available (Ofcom)

## DIRECTIONS

What Three Words: ///gasp.mashing.ditching

## AGENTS NOTE

The vendor advises that 3 small stems of Japanese Knotweed were found at the bottom of the garden in Spring 2026. A survey was carried out by Southwest Knotweed Ltd in April and the surveyor noted that the Japanese Knotweed presents no immediate threat to the main property due to the distance. A 10-year Insurance backed guarantee and treatment program has been put in place to ensure the knotweed is dealt with correctly.

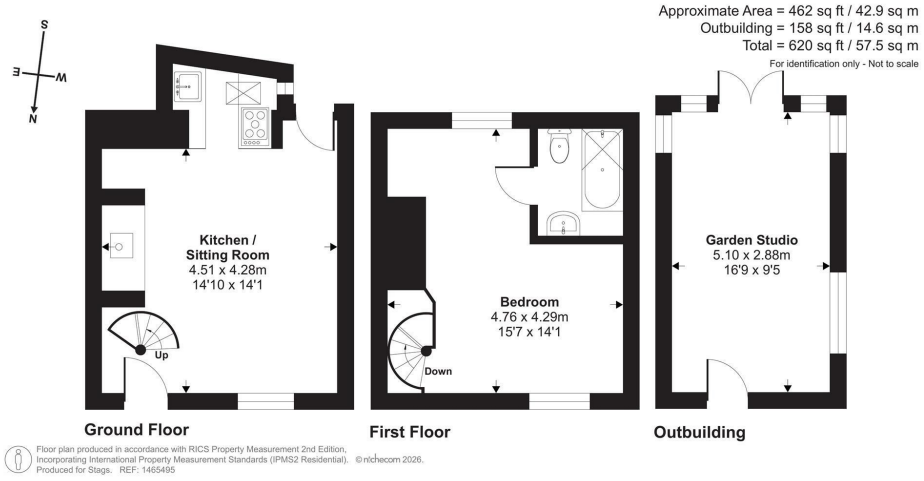


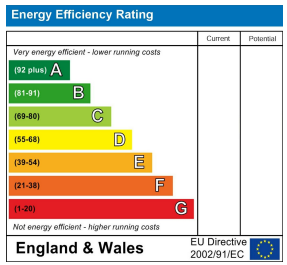




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.






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