

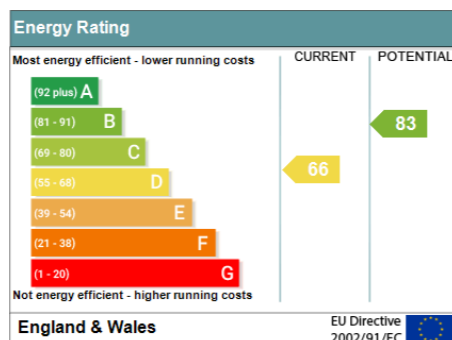
12 Bakers Cottages, Longmeadow Road, Lypstone, Devon, EX8 5LP

GUIDE PRICE  
**£370,000**  
TENURE Freehold



**A Deceptively Spacious End Of Terrace Cottage Which Has Recently Undergone A Programme Of Modernisation And Refurbishment Now Providing A Wonderful Home Full Of Character Enjoying A Sought After Village Setting**

- Charming Sitting Room • Newly Fitted Spacious Kitchen/Dining Room •
- Rear Porch & Ground Floor Cloakroom/WC • Two Good Size First Floor Bedrooms •
- Stylish Shower Room/WC • Gas Central Heating •
- Generously Sized Rear Garden • Wonderful Permanent Home Or Holiday Retreat •



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## 12 Bakers Cottages, Longmeadow Road, Lymptone, Devon, EX8 5LP

The property is located in Lymptone which is a sought-after East Devon Village off the River Exe with a selection of pubs, church, village shop, cafes, primary school, railway station and a variety of clubs and societies including an active sailing club.

**THE ACCOMMODATION COMPRISES:** The property is currently accessed to the rear of the building via a side pathway with outside lighting and pedestrian gates. Wooden part glazed stable style door with window inset giving access to:

**ENTRANCE PORCH:** With courtesy light; tiled flooring; access to:

**GROUND FLOOR CLOAKROOM/WC:** Comprising of a wash hand basin; plumbing for washing machine; WC with push button flush; fully tiled walls; tiled flooring; uPVC double glazed window with patterned glass.

From the entrance porch a glazed door gives access to:

**KITCHEN/DINING ROOM:** 16' 5" x 12' 4" (5m x 3.76m) maximum overall measurement into doorway recess. A most charming room with exposed stone brickwork. Newly fitted with a range of wood effect work top surfaces with tiled surrounds; inset single drainer circular sink unit with swan neck mixer tap; base cupboards, drawer units, integrated fridge and freezer beneath work tops; built-in oven with two ring hob and extractor hood over; space for upright fridge freezer; stylish upright radiator; tiled flooring; open tread feature staircase with balustrade rising to the first floor and feature wall lights; uPVC double glazed windows to front and side aspects; opening to:

**SITTING ROOM:** 15' 8" x 12' 7" (4.78m x 3.84m) A charming room full of character with impressive chimney recess with solid wood beam over, tiled and slate hearth and currently housing an electric fire; three sets of leaded light style windows overlooking the front and side aspects two with fitted window seats with storage cupboards beneath; glass display cabinet housed in wall recess with open recess beneath; television point; tiled flooring; two radiators.

**FIRST FLOOR LANDING:** With smoke detector and access to:

**BEDROOM ONE:** 18' 3" x 13' 5" (5.56m x 4.09m) A most spacious dual aspect room with uPVC double glazed window to side aspect and leaded light window to front aspect; radiator; with display surface over; feature fire surround; ceiling beams; built-in double wardrobe; feature wall lights.

**BEDROOM TWO:** 9' 0" (2.74m) extending to 12'5" (3.78m) into wall recess x 8' 7" (2.62m) uPVC double glazed window to rear aspect; radiator; built-in linen cupboard housing the gas boiler serving domestic hot water and central heating; useful shelving; feature wall lights. (This room could also be used as an office and with the necessary planning consents a possibility to access the loft space to create a large bedroom enjoying country views.)

**BATHROOM/WC:** A stylish room comprising of a shower cubicle with shower unit; wash hand basin with display cabinet over; WC; tiling to splash prone areas; chrome heated towel rail; ceiling extractor fan; access to large roof space; uPVC double glazed window with patterned glass.

**OUTSIDE:** To the rear of the cottage is a wonderful secluded, generously sized garden which is mainly laid to lawn and edged with well stocked and colourful flower and shrub beds; productive fruit tree; patio seating area; timber shed and backing onto a brook while enjoying a tranquil setting. Outside cold water tap. We are advised by the current owner that there is a possibility (subject to permission) to erect a larger cabin/chalet or something similar, if required.

**MORTGAGE ASSISTANCE:** We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help irrelevant of which estate agent you finally buy through. For a free initial, no obligation chat please contact us on 01395 264111 to arrange an appointment.

**AGENTS NOTE:** The current owner has had a new electrical consumer unit installed and a new gas boiler. The property can also be used for AIR B&B if wanted.

### FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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