



Lake House, Broadclyst, Devon

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Lake House, Town End, Broadclyst, Devon, EX5 3HW

A fine Grade II Listed house with substantial and flexible accommodation in a sought-after village with approximately 1.02 acres

M5 (Jct 29) 4.1 miles, Exeter city centre 5.1 miles, Exeter St. David's mainline station 6.1 miles (2 hours to London Paddington)

Reception hall | Drawing room | Sitting room
Family room | Study | Conservatory | Garden room | Dining room | Two Kitchen/breakfast rooms | Kitchenette | Utility | Cloakroom | Four bedrooms | Family bathroom | Three shower rooms | Wooden barn | Brick shed
Garden | Paddock | Approximately 1.02 acres
EPC rating E

The property

Lake House is a Grade II Listed detached house with extensive, versatile accommodation extending to more than 4,300 sq ft. The property offers light-filled and characterful accommodation configured over three floors and displays a wealth of charming original features throughout including high ceilings, fine detailed cornicing, large sash windows, original flooring and fireplaces. The house currently offers four bedrooms, seven reception rooms and three kitchens, providing the potential for various configurations.

A welcoming entrance hall leads through to the ground floor reception rooms which includes a large family room with wood panelling, a wooden window seat and an impressive, stone built original fireplace, fitted with a woodburning stove. There is also a spacious sitting room with an adjoining study as well as a sizeable formal dining room and at the rear, a sunny conservatory and a partially open garden room connecting to the patio area. The ground floor has a well-proportioned kitchen/breakfast room with plenty of storage and space for all the necessary appliances with the utility room providing further useful space for household

storage. The accommodation on this floor is completed by a large family bathroom and a wet room with a shower.

There are two double bedrooms arranged across the first floor along with a family bathroom, a shower room, a reception room, a fully equipped kitchen/breakfast room and a kitchenette. The second floor provides two further generous double bedrooms built into the eaves of the house. The accommodation across these two floors provides the opportunity to create separate lodgings for multigenerational living or guests, or to provide income potential subject to the necessary consents. Alternatively the accommodation can be converted back to create a large family home.

Outside

Access for vehicles is to the side of the property where there is a paved driveway. Outbuildings include a wooden barn and a brick shed for garden storage or workshop space. The beautiful garden includes several distinct areas in which to relax or entertain. There is paved terracing, well-maintained lawns, well-stocked border flowerbeds and various established shrubs and trees. There is also a grassy paddock opposite the property providing ideal space for grazing animals. In the total the property enjoys approximately 1.02 acres of grounds.

Location

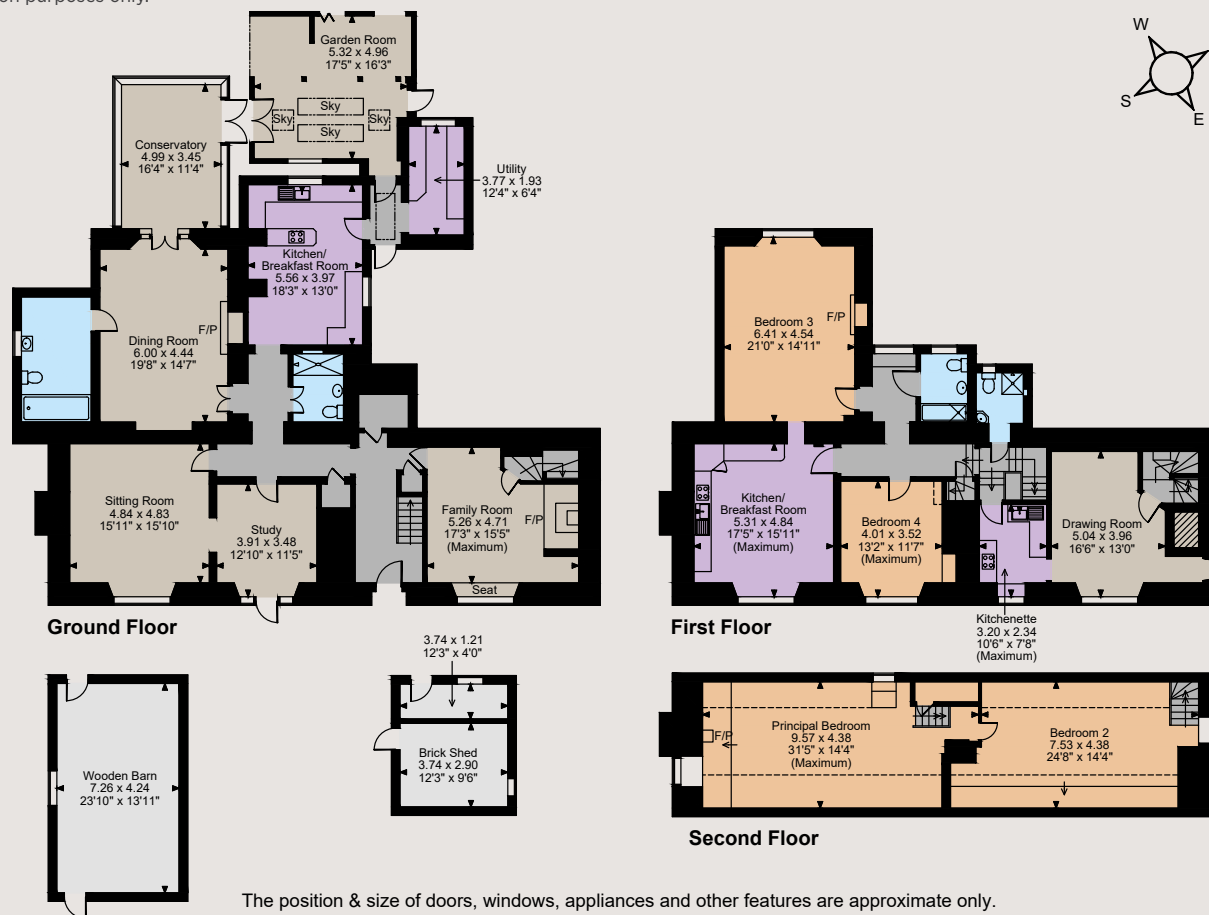
Lake House is set in a desirable position in the village of Broadclyst, with easy access to beautiful rolling countryside and five miles from the centre of Exeter. Broadclyst has a range of everyday amenities, including a village store, a local pub, a medical centre, an outstanding-rated primary school and a secondary school. The village is also within easy reach of all the facilities the city has to offer. Exeter is a thriving city, with a superb range of shops, leisure facilities, cafés, restaurants, pubs and supermarkets. Many good primary and secondary schools can be found in Exeter, whilst Exeter University is recognised as one of the best in the country. It also has excellent rail connections with four mainline stations in the city centre, including direct services to London Paddington from Exeter St. David's. The area is well connected by road, with the A30 and the M5 both less than five miles away.





Floorplans

House internal area 4,371 sq ft (406 sq m)
Wooden Barn and Brick Shed internal area 502 sq ft (47 sq m)
For identification purposes only.



Directions

From Exeter, take the B3212/Blackboy Road away from the city centre, then turn left onto the B3181/Pinhoe Road. Continue on the B3181/Main Road, then after 2 miles, turn right, following the sign for Dog Village and Whimple. As the road bends to the right, turn left, then turn left again onto Green Tree Lane. Turn right onto Town End and then take the lane on the right. You will find the property on the left.

General

Local Authority: East Devon District Council

Services: Mains electricity, gas and water.

Shared private drainage which we understand is compliant with current regulations.

Council Tax: Band G

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £825,000

Exeter

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