

# Westwood Lane

## Longdown, Exeter, Devon, EX6 7RX

Offers Over £600,000

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## Description

This is an extremely rare opportunity to purchase this beautifully presented & characterful 3-bedroomed barn conversion.

The property is in a convenient, idyllic rural location on the City outskirts. Set in wonderful grounds incorporating areas of forest, field & well maintained gardens. There is also an attractive detached cabin that provides annexe/studio usage.

This unique property offers many features including solid oak flooring, beautiful vaulted ceilings with exposed A frame beams, feature woodburning stove, bespoke hand built solid wood kitchen and lovely modern white bathroom suite.

The accommodation briefly comprises generous hallway, lovely bright living room with full height windows to the front and 2 separate doors opening into a very versatile and spacious conservatory.

The conservatory has a pitched glazed roof and enjoys an open aspect over the garden.

There is also a solid wood kitchen with clay tiled floor, 3 bedrooms and family bathroom. The master bedroom has an en suite shower room.

Outside the lovely modern detached cabin has separate vehicular access & incorporates living room with mezzanine bedroom area, kitchen and shower room.

A feature of the property are the stunning gardens which includes a good sized garden and in excess of 3 acres of woodland & field enjoying some wonderful views.

## Location

Longdown is a popular village situated on the western outskirts of Exeter, being close to Exeter City Centre and the fringes of Dartmoor. The Cathedral City and County Town of Exeter is easily accessible with its mainline railway station, international airport and well regarded schools. The nearby M5 motorway also makes for easy commuting and travelling. Approximately 10 minutes from Exeter, 25 minutes to Exmouth beach and 25 minutes from Dartmoor. Stunning semi-rural yet highly convenient location as well as having some great dog walking options.





**Directions**

What3words: ///blatantly.rang.joys

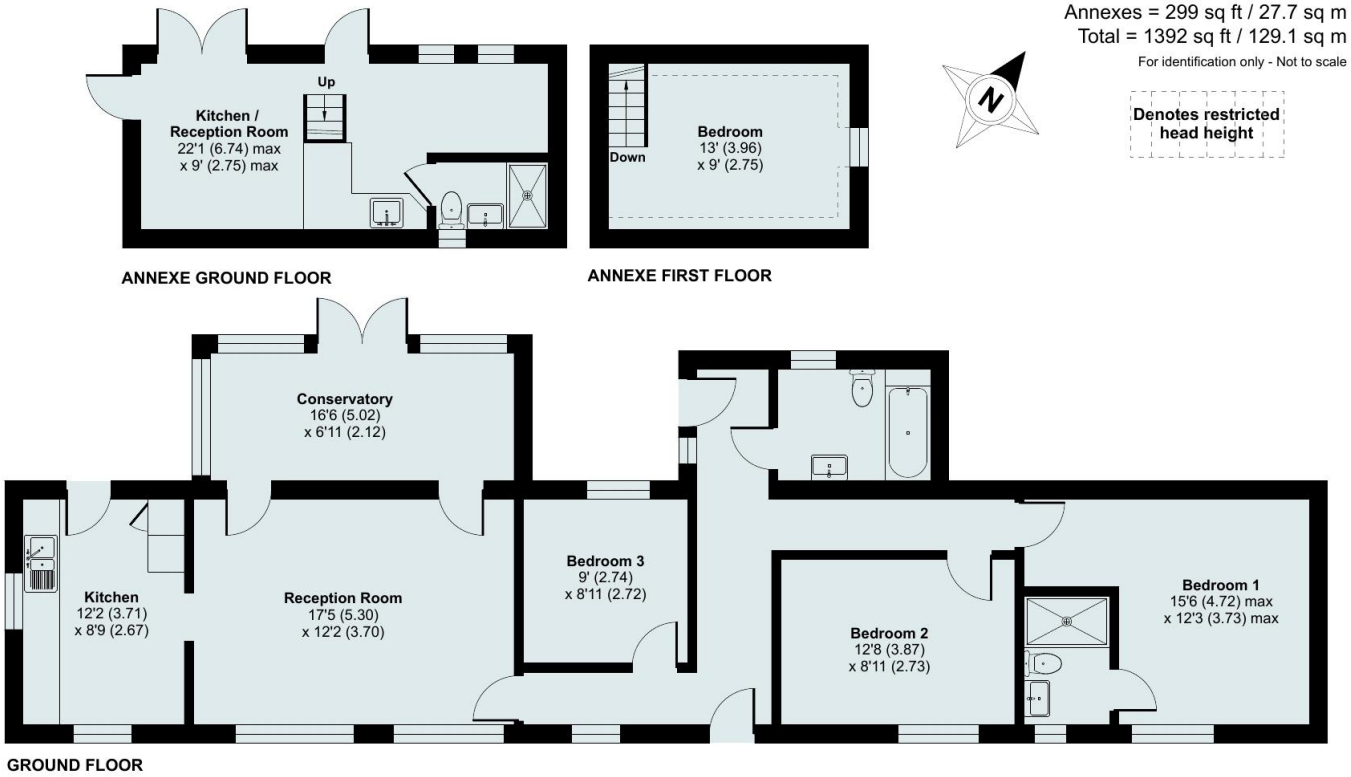
**Material Information**

- EPC Rating: D
- Tenure: Freehold
- Utilities: Mains Water & Electricity. Septic Tank Drainage
- Oil Fired Central Heating & HETAS registered Woodburning Stove
- Council Tax Band: E - Teignbridge District Council
- Parking: Private Driveway



# Westwood Lane, Longdown, Exeter, EX6

Approximate Area = 1074 sq ft / 99.7 sq m
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Annexes = 299 sq ft / 27.7 sq m
Total = 1392 sq ft / 129.1 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 Bradleys. REF: 1430609

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