

Sowton Village

Sowton, Exeter, Devon, EX5 2AD

Guide Price £600,000

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Description

This is an extremely rare opportunity to purchase this characterful & spacious Grade II Listed family home offering flexible accommodation in a picturesque village on the edge of Exeter.

Large outbuilding with further self contained annexe potential subject to the necessary consents. Good sized enclosed private garden. Extensive off road parking & double garage.

The property was believed to have been built around 1800 & retains much character including exposed beams, high ceilings & lovely fireplaces with feature woodburning stoves to both the main reception rooms.

The accommodation comprises entrance porch, beautiful triple aspect living room with walk in cloaks & utility cupboards with potential to create a ground floor WC. The very spacious kitchen/dining room is fitted with an attractive range of grey Shaker style units.

On the first floor there is a very generous landing/study. The principal bedroom has an en suite shower room & large walk in dressing room with bank of built in furniture. There is a further double bedroom & family bathroom.

On second floor there is a further double bedroom & adjoining attic room with vaulted ceiling. There is scope for this to be converted into a 4th bedroom.

Outside there is a lovely enclosed private garden and self-contained single storey outbuilding with annexe potential.

Location

The property is located in the picturesque Sowton Village, which has a church and village hall nearby and offers excellent access onto the M5 & A30. The property is ideally placed for easy access to the Science Park. Close by is the village of Clyst St. Mary which has a shop/post office, pub and schools. There are delightful rural walks nearby with an array of public footpaths to explore. Exeter city centre is approximately 5 miles to the west, Exeter Airport is approx' 2.5miles. There are nearby supermarkets and rail links can be accessed from either Pinhoe (2.8m) or Cranbrook Stations (2.9m)





Directions

What3words: ///skimmers.faster.polite

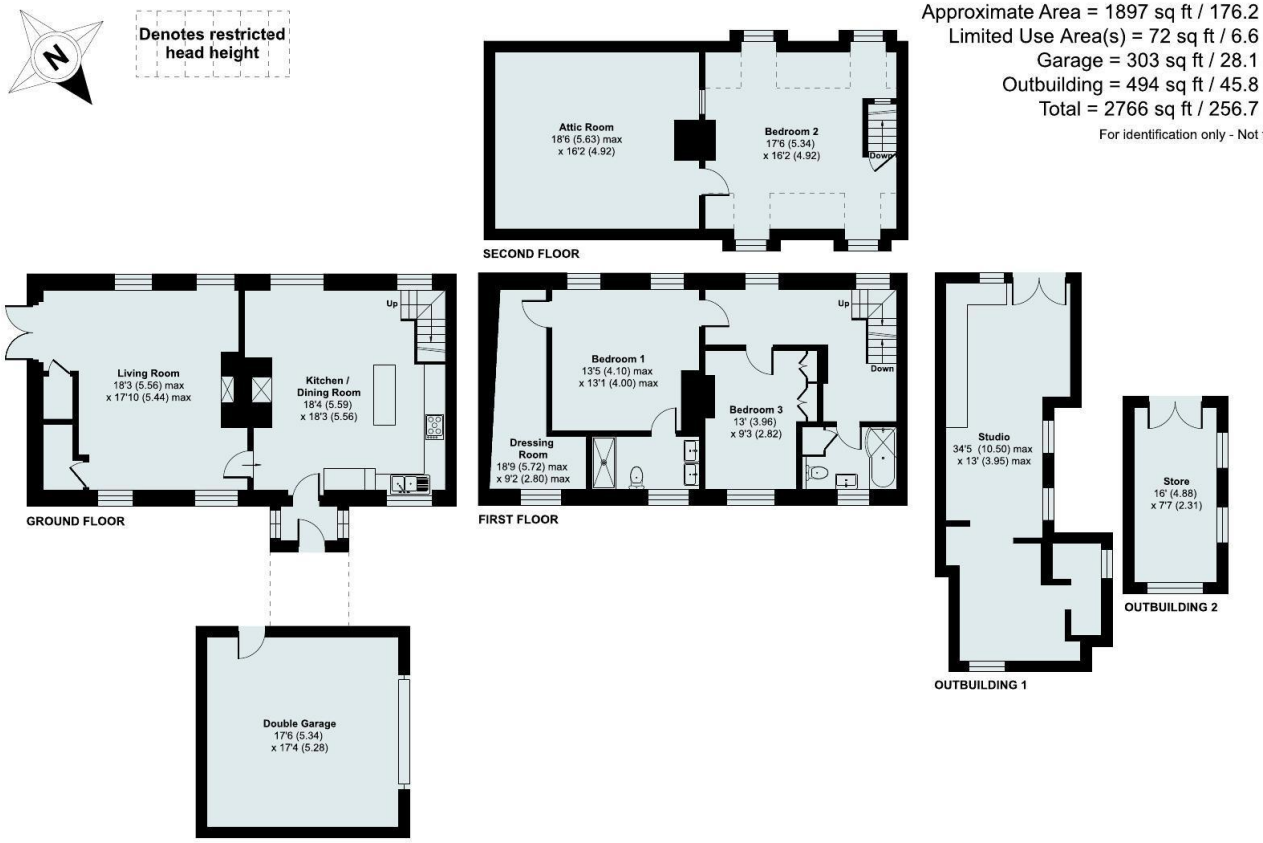


Material Information

- EPC Rating: D
- Tenure: Freehold
- The property is Grade II Listed
- Council Tax Band: E - East Devon District Council
- Utilities: Mains Water & Drainage, Mains Electricity No Mains Gas
- Heating: Night Storage Heating & Woodburning Stoves
- Flood Risk: Very Low Risk (Rivers & Seas), Medium Risk (Surface Water) & High Risk (2040-2060)
- Parking: The property has extensive parking on a double width private driveway and leading to a detached Double Garage

Lucombe Oaks Sowton Village, Sowton, Exeter, EX5

Approximate Area = 1897 sq ft / 176.2 sq m
Limited Use Area(s) = 72 sq ft / 6.6 sq m
Garage = 303 sq ft / 28.1 sq m
Outbuilding = 494 sq ft / 45.8 sq m
Total = 2766 sq ft / 256.7 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: 1515080

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