



**Seine Cottage,**  
The Strand, Lypstone, EX8 5EY

Established

**RENDELLS**

1816



# Seine Cottage,

The Strand, Lympstone, EX8 5EY

Price Guide £395,000

Seine Cottage offers the opportunity to acquire a spacious three bedroom cottage situated in the heart of this sought after village. The property has benefited from recently being updated and now enjoys a modern fitted kitchen, full double glazing and gas central heating along with a useful loft room with two Velux skylight windows.

## Situation:

Lympstone is a popular village which grew from an ancient settlement on the eastern shores of the Exe estuary, building its reputation on maritime trade and agriculture it still retains its links with the past. The village has a well established local primary school in the middle, with St Peter's independent school on its outskirts. There is a GP surgery, two churches, four public houses, a cafe, a hairdresser and a store with a Post Office. Lympstone supports a wide variety of clubs and societies, including sailing and tennis clubs, an active gardening club, film society and other societies bringing live music and drama to the village. The half-hourly Avocet line train service, with its beautiful views across the River Exe, links the village with Exeter's two main stations: Exeter St David's with its fast train service to London Paddington and Exeter Central with its service to Waterloo. Exeter Central station is at the heart of Exeter's lively shopping centre. The M5 at Junction 30 is just 8 miles away. The Exe Estuary Trail, 26 miles of cycleway along both sides of the River Exe, is a recent addition to Lympstone's many attractions.

## Accommodation:

The double glazed front door leads into the entrance hall where there is a staircase rising to the first floor and a under stairs storage cupboard. Doors lead into the living room and dining room. The living room enjoys a triple aspect to the front and a feature fireplace.

A doorway leads into the kitchen where there is a modern fitted kitchen with a sink unit, built in base and wall mounted units, built in oven and hob and space for appliances. A door leads out to the rear garden and a further door leads into the dining room. The dining room offers space for a dining table and chairs and a glazed window to the rear.

The first floor offers a landing with built-in storage cupboard, three bedrooms and a bathroom. The bathroom offers a panelled bath, wash hand basin and low level WC. Leading from the third bedroom there is a door leading to a staircase which rises to a spacious loft room. This area offers two Velux sky lights and the potential to fully convert into additional accommodation subject to the necessary building consent.









**Outside:**

To the rear of the cottage there is an private enclosed courtyard garden along with a gated access to the rear giving a pedestrian right of way across a neighbouring garden.

**Services:**

Mains water and drainage, mains electricity and mains gas central heating.

**Local and Planning Authority:**

East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ

**Council tax band:** D

**Energy Performance Certificate:** D

**Tenure:** The property is freehold with vacant possession.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

**Strictly by appointment only through** Rendells Estate Agents, Tel: 01626 353881



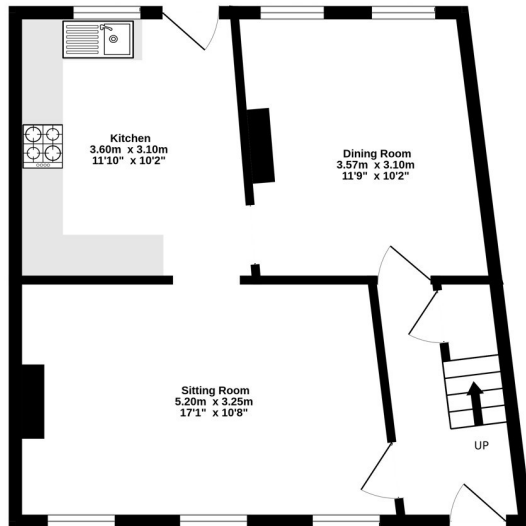
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



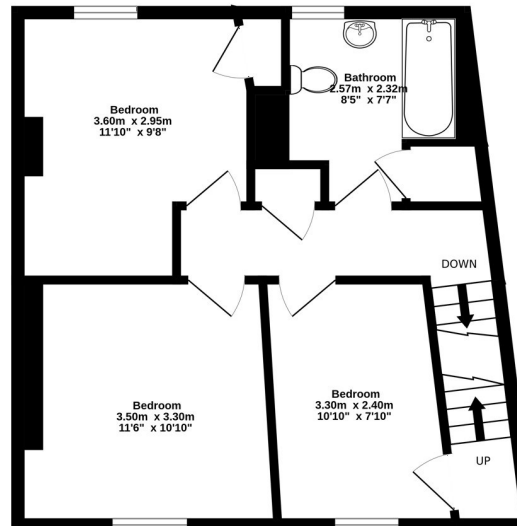




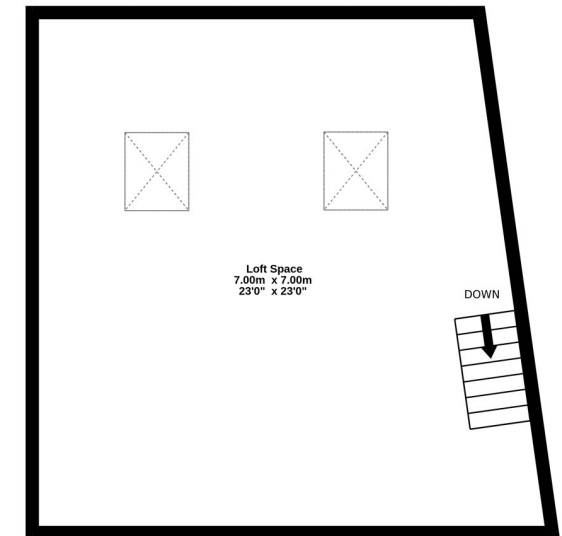
**Ground Floor**  
43.5 sq.m. (469 sq.ft.) approx.



**1st Floor**  
42.8 sq.m. (461 sq.ft.) approx.



**2nd Floor**  
45.6 sq.m. (490 sq.ft.) approx.



**TOTAL FLOOR AREA : 132.0 sq.m. (1420 sq.ft.) approx.**

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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- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.