HAYES RALEIGH

LYMPSTONE • DEVON



Knight Frank

HAYES RALEIGH

BURGMANNS HILL • LYMPSTONE • DEVON • EX8 5HP

A superb Grade II Listed former Rectory with estuary views and access to the water.

Exeter St David's train station 7 miles • M5 5 miles • Exeter International Airport 11 miles

Accommodation and amenities

Reception hall • Drawing room • Sitting room • Dining Room • Kitchen/breakfast room • Study • Office • Utility room

Master bedroom with dressing room and en suite bathroom • 5 further bedrooms, 3 of which are en suite • Family bathroom

Large secluded lawned gardens with gates providing access to the estuary • Ample parking



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.





Situation

- Hayes Raleigh is situated in a private location with super views across the Exe Estuary. Lympstone is a particularly sought after village retaining much of the character of the original fishing village it once was. It has excellent daily facilities with its own Primary School, shop, four pubs, a post office, a sailing club, a café and a hairdresser. It has a great deal to offer the buyer looking for an idyllic village lifestyle. The railway station offers a direct train service to Exeter and there is also a good bus service.
- The West Country is blessed with many well renowned private and state schools including Exeter, Blundell's, Taunton, Millfield and Colyton Raleigh Grammar, and all major sports are represented at high level including rugby, eventing, football and water sports, such as sailing, diving and water skiing.
- The City of Exeter, famous for its Cathedral, university, theatres and relaxed style, provides all major stores (including a John Lewis and Waitrose) and a host of boutiques, restaurants and places of unique interest and culture.
- The M5 motorway network is within 15 minutes' drive of Lympstone as is Exeter International Airport which provides an ever increasing number of domestic and international flights. Fast rail services are found at Exeter St Davids (London Paddington approx 2 hours) and cross Channel ferry services to Brittany and Northern Spain are available from Plymouth.









Description of property

- Hayes Raleigh is a most attractive Grade II listed house in a lovely position enjoying views over pastureland to the Exe Estuary and Devon countryside beyond. The house is ideal in that it is a village property surrounded entirely by its own gardens and grounds which are very well laid out and greatly enhance the property. Hayes Raleigh is of rendered elevations under a slate roof and is in good order. The house has origins dating back to the 16th Century and was the village Rectory from 1616 - 1934. It also has a smuggling history. The property benefits from French windows at the front and estuary views can be enjoyed from many of the rooms.
- The main double front doors open into a vestibule with beautiful stained glass and a tessellated floor. On the ground floor the kitchen is the heart of the house with wooden fitted units and a central island as well as ample space for a breakfast table. A wide corridor off here leads to the main reception rooms. The drawing room has a beautiful ornate plaster ceiling with an open stone fireplace, original shutters, panelled walls and views across the garden to the estuary. The dining room has a large attractive ornate wood fire surround with original Delft tiles and oak floors and the sitting room has French doors leading into the garden.
- A wide elegant staircase leads from the main hall to a long and spacious landing from where the six bedrooms are accessed. There is a lovely master bedroom with a dressing room and en suite bathroom. The estuary views from this suite are superb. Off the main corridor there is also a delightful secret cubby hole with access to a wine cellar below on the ground floor. All the bedrooms are doubles and of a very good size, four of them are en suite. There is also a useful second set of back stairs, the original servants' stairs which lead down to the other end of the house with the original servants' call box on the wall. A corridor from here leads out to the large utility room, office and study. The original well for the house is another attractive feature.







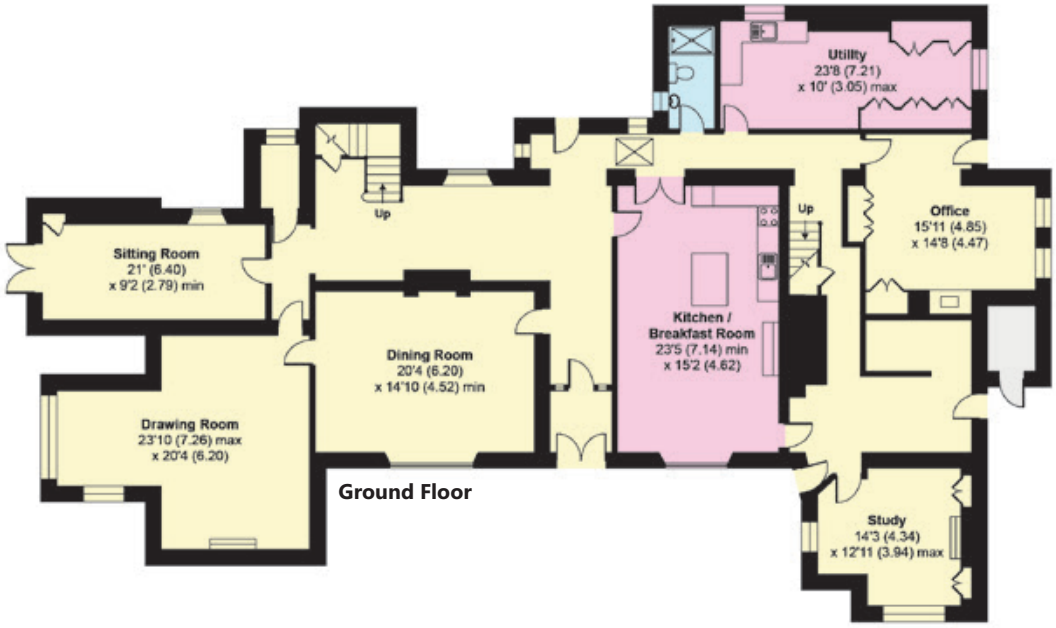


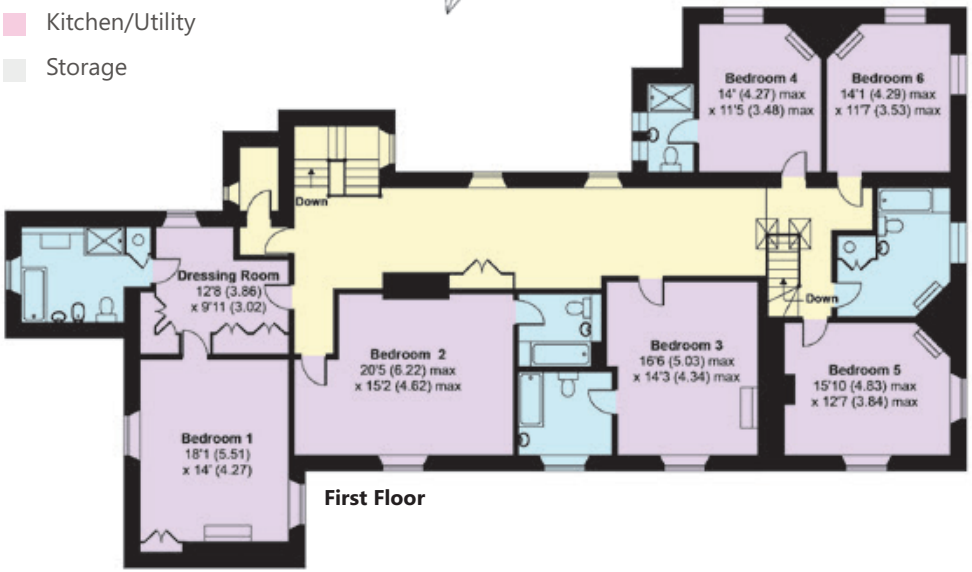




Approximate Gross Internal Floor Area
526.3 sq. m. / 5666 sq. ft.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage





This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan,please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





Gardens and grounds

The gardens and grounds at Hayes Raleigh are a most attractive element to the property and combine to provide a perfect setting. To the front of the house is a good sized gravel parking area, off which runs a lawned area alongside the drive which in turn leads onto a much larger lawned area highly suitable for a croquet lawn or grass tennis court. This is a lower level from the main house and overlooks pasture land and the Exe estuary. A gate at the far end of the garden is wide enough for a RIB/dinghy or windsurfer and provides direct access to the water by way of a public footpath down to the water's edge 150 yards from the house. There is a walled garden behind the main house and this area currently comprises a paved terrace with a lawn behind.

Services

Mains electricity. Mains water. Mains gas fired central heating. Private drainage.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Tenure

Freehold

Local Authority

East Devon District Council, Knowle, Sidmouth, Devon EX10 8HL.
Tel: 01395 516 551.
Devon County Council, County Hall, Topsham Road, Exeter, Devon EX2 4QD.
Tel: 01392 382 000.

Council Tax

Band H

Viewing

Viewing by prior appointment only with the agents.

Directions

Take the A376 Exmouth Road from Exeter. After passing the Royal Marines Commando Training Centre take the next right signposted Lower Lympstone. Continue down this lane into the village of Lympstone and after a sharp left hand bend followed immediately by a sharp right hand bend, the entrance gates to Hayes Raleigh will be found immediately on the right hand side clearly signed just before the road bend sharply left again.

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