

Legars House

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Legars House,

Clyst St. Lawrence, Cullompton, , EX15 2NR

Clyst Hydon 2 Miles | Exeter 6 Miles | M5 J28 7 Miles | Tiverton Parkway Station 12 Miles

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A stunning Grade II listed Devon Longhouse, period country home with excellent views, surrounded by open fields, just 6 miles from Exeter. Potential multi-generational living or house with income, outbuildings, gardens and paddock, in all 4.1 acres.

- Charming Grade II Listed Country Home
- Multigenerational or Home with Income
- Large Farmhouse Kitchen/ Breakfast Room
- No Onward Chain
- Council Tax Band F
- Stunning Views to South & East
- 5 Bedrooms. 3 Bathrooms
- In All. 4.1 Acres. Outbuildings
- Exeter: 6 Miles | M5 J28: 7 Miles
- Freehold

Guide Price £950,000

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SITUATION

The property lies tucked away within the countryside with no near neighbours, but benefits from excellent access to Exeter, M5 and mainline rail services. Clyst Hydon is 2 miles with its local village amenities, including a popular community run public house, primary school, sports and cricket club, very popular community swimming pool, village hall and church.

Exeter, a cathedral and University City, is 6 miles away, benefiting from M5 Junction 29 and 30, mainline rail station and International Airport.

Cullompton and M5 Junction 28 is 7 miles, whilst Tiverton Parkway Station, 12 miles, offers a mainline station providing fast trains to London Paddington in under 2 hours.

Within the area there are a wide range of services and attractions, including the Exe Estuary, the coastlines at Exmouth and Budleigh Salterton and the wild open moorlands of Dartmoor. To the north, Exmoor and prime North Devon surfing beaches are easily accessible.

DESCRIPTION

A charming period Devon Longhouse/ former farmhouse with an abundance of inherent and well-preserved character features, beautifully presented and maintained, enjoying excellent privacy and space with far reaching views to the south and east. A prime, versatile country home with potential for multi-generational accommodation, providing two self-contained homes or useful income. In recent years, the current owner has run a successful holiday let. Outside, the grounds provide space and privacy, with potential for smallholding or equestrian use, as well as the outbuildings having potential for keeping animals, storage or for work/ hobby spaces.

Overall, an idyllic country home in all respects, with a rare combination of privacy and convenience.

ACCOMMODATION

The accommodation exemplifies flexibility with the ability to have two self-contained homes, partially split or one six bedroom home.

ACCOMMODATION - MAIN HOUSE

The well-proportioned kitchen lies to the southern end of the property with base units and space for integrated appliances and windows out to the garden. The tiled floor provides ample space for large farmhouse table and chairs, whilst within the old inglenook fireplace stands a large range cooker, with a useful pantry cupboard and storage area sitting on either side. A doorway leads through to the dining room with painted floor, currently utilised as snug. Beyond lies the dual-aspect sitting room with a superb inglenook fireplace with timber lintel, slate hearth and inset wood burner. A particular feature is the plank and muntin wall with timber door leading through to the central hallway/ cross passage and the cottage beyond. A useful utility sits across from the kitchen, via the covered entrance, providing additional space for appliances and a separate WC.

Stairs rise from the kitchen to the first-floor landing. The charming and spacious master bedroom lies to southern end of the property with painted floorboards and views across the garden. The en-suite bathroom features a bath with shower-over, wash basin and WC. The landing leads on to a further two bedrooms, study/ dressing area and a family bathroom.













ACCOMMODATION - THE COTTAGE

The cottage offers a spacious, dual-aspect, open-plan kitchen/dining/ sitting room with external access to the rear and featuring exposed beams. The kitchen area benefits from cream shaker-style base, single oven, electric hob and butlers sink. Stairs rise to the first-floor landing giving access to two bedrooms and a family bathroom comprising of a bath with shower over, wash basin and WC. There are interconnecting doors to the main house on both the ground floor and first floor.

OUTSIDE

From the road, the entrance opens into a large, gravelled parking and turning area for multiple vehicles, including motor homes, horse lorries, boats, etc. The outbuilding fronts onto this area and is divided internally to form four enclosures. To the northern end of the outbuilding, a garden/ games room/ home office offering an excellent space with bi-fold doors out to the garden.

The garden sweeps around both the south and eastern side of the property and outbuilding, giving stunning open views across the adjoining countryside and beyond for some miles. The gardens are laid mainly to lawn with a variety of perennials, shrubs and mature trees offering a wealth of colour and texture throughout the year. The garden provides a wonderful recreational space for families, as well as a peaceful dining/ entertaining space, with the garden room providing the perfect all weather entertaining and party space.

Enclosed by fencing and hedging, the paddock lies to the north and forms a south/ south-east facing pasture extending to 2.3 acres. It can be accessed from the road and property.

In all the property extends to 4.1 acres.

SERVICES

Mains electricity and water. Private drainage via Septic Tank. Oil Fired central heating,
Ofcom predicted broadband services - Standard.
Ofcom predicted mobile coverage for voice and data: Internal (variable) – Three. External – EE, Three, O2 and Vodafone.
Local Authority: East Devon District Council

VIEWINGS

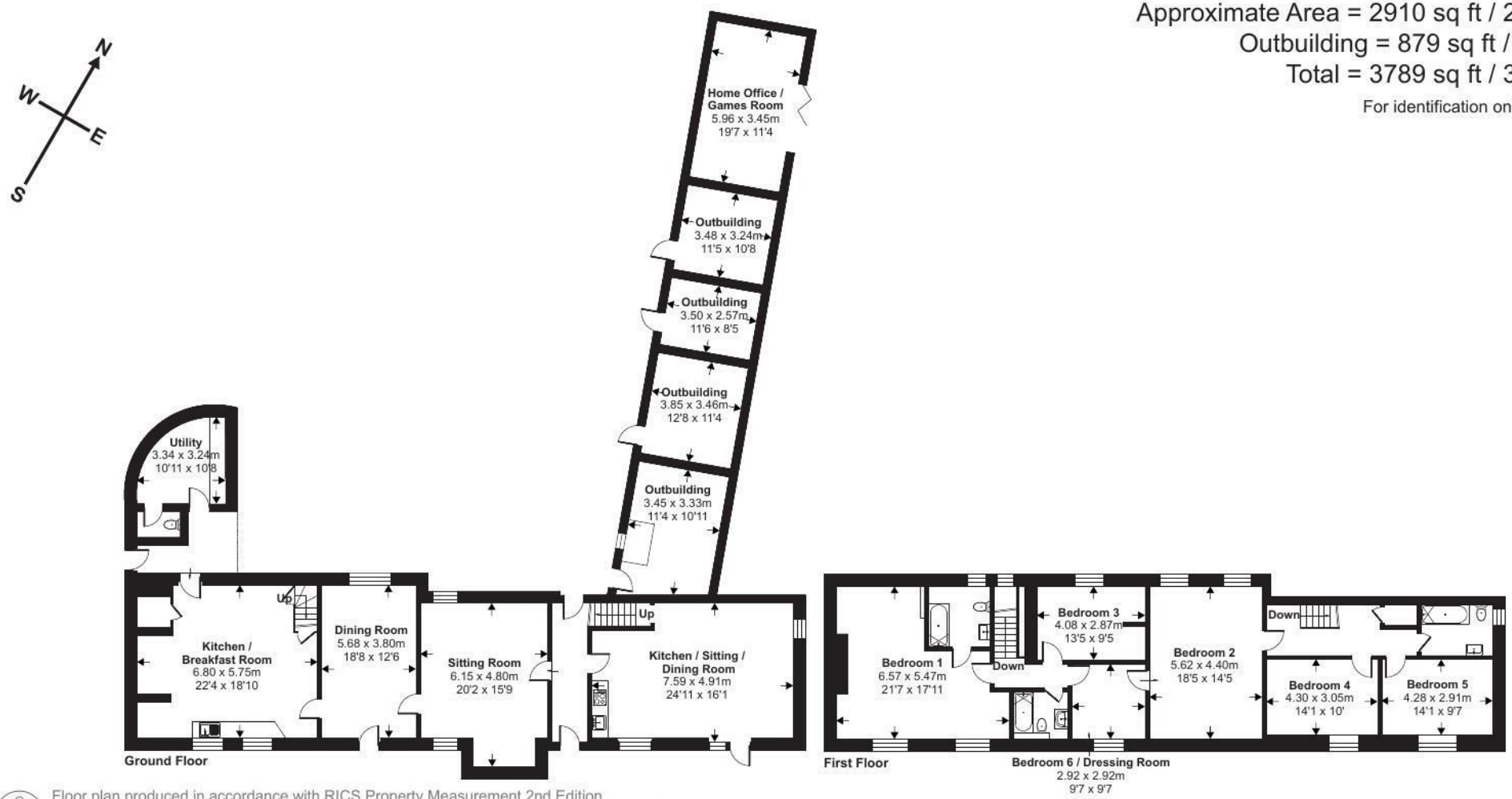
Strictly through the agents, Stags Tiverton.

DIRECTIONS

What3Words:///weekday.flamenco.allergy
Google Drop Pin: https://maps.app.goo.gl/RxWDnrmfSV4HKZ5P8

Directional note: The best route to approach the property is from the M5 Junction 29, via Broadclyst.

Approximate Area = 2910 sq ft / 270.3 sq m
Outbuilding = 879 sq ft / 81.6 sq m
Total = 3789 sq ft / 351.9 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 Stags. REF: 1438130



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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