



Lodge Hill, Exeter, EX4 4AB

OIEO £500,000

A rare opportunity to acquire a substantial four bedroom family home approached via a private road, enjoying a secluded setting, generous gardens, and stunning far reaching countryside views.

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A rare opportunity to acquire a substantial four bedroom family home approached via a private road, enjoying a secluded setting, generous gardens, and stunning far reaching countryside views.

This property presents an exciting opportunity for buyers seeking a rewarding renovation project. While the property requires significant modernisation and improvement throughout, it offers exceptional scope to create a truly outstanding family home tailored to individual tastes and requirements. Properties with this level of space, character and potential rarely come to the market.

The ground floor comprises a welcoming entrance hall, two generous reception rooms, two dining areas, a kitchen, bathroom, and a bright sunroom overlooking the garden. The versatile layout provides excellent flexibility for modern family living and offers considerable scope for enhancement or reconfiguration, subject to any necessary consents.

To the first floor are four well proportioned bedrooms, including an impressive principal bedroom featuring a large ensuite bathroom and private balcony, enjoying stunning far reaching views across the surrounding countryside. An office/study and family bathroom complete the first-floor accommodation, providing excellent space and flexibility for modern family living.

Externally, the property continues to impress with a large front garden offering plenty of outdoor space and potential for landscaping. There are also two garages providing excellent parking and storage facilities. The property's private approach and generous plot further enhance its appeal, offering a wonderful sense of privacy and seclusion.

This is an ideal opportunity for developers, investors, or ambitious homeowners looking to add significant value and transform a spacious property into a remarkable family residence.

Viewing is highly recommended to fully appreciate the size, setting, views and outstanding potential that this property has to offer.

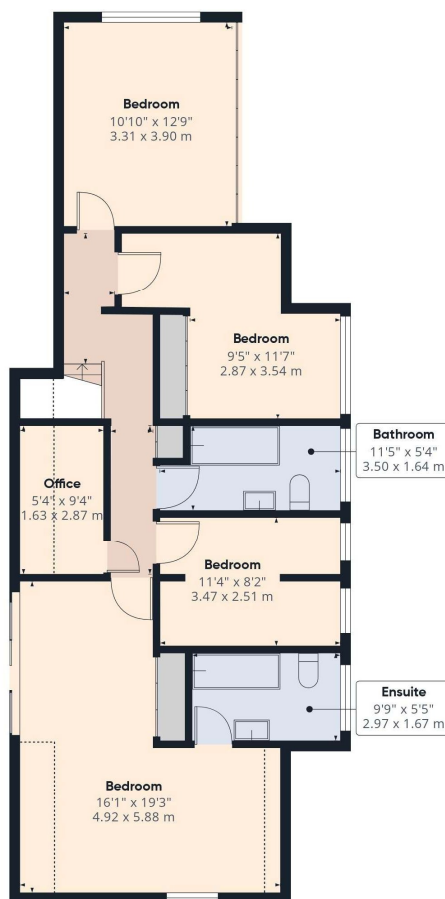
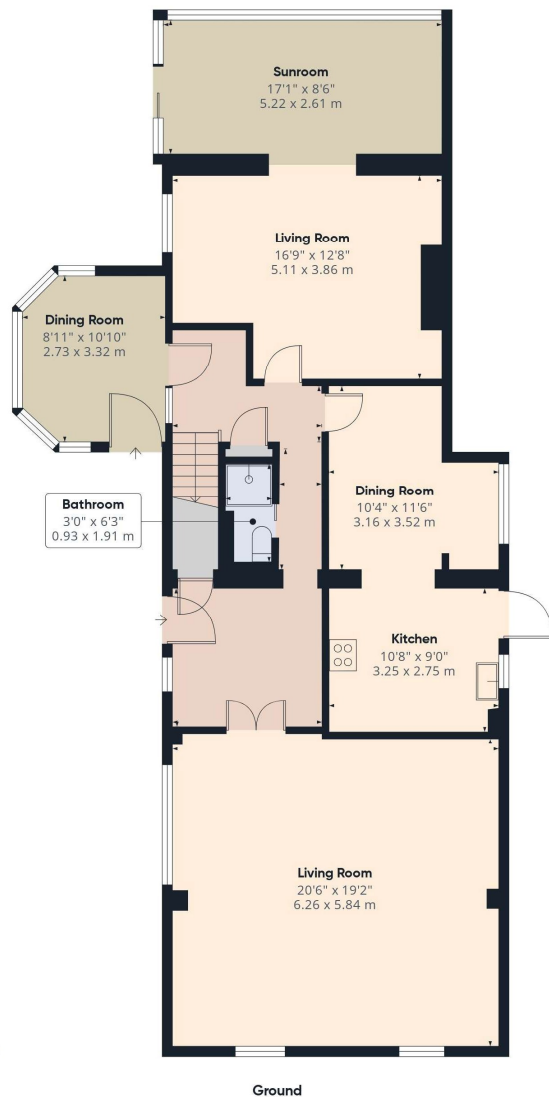


At a Glance:

Four bedroom detached house
Private road access
Renovation project with excellent potential
Three bathrooms
Office/study
Large front garden
Two garages for parking
202 Square Metres

Property Information:

COUNCIL TAX: Band F
SERVICES: Mains Gas, Electric, Water and Drainage
HEATING: Gas Central Heating
LISTED: No
BROADBAND: Full Fibre Broadband. Checked on Openreach June 2026.
MOBILE: Signal Dependant on Provider
TENURE: Freehold



Floor 1

Approximate total area⁽¹⁾
2065 ft²
191.9 m²

Reduced headroom
46 ft²
4.3 m²

(1) Excluding balconies and terraces

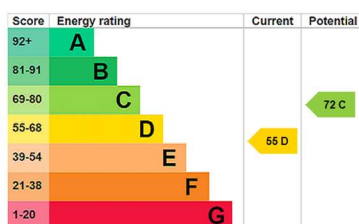
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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