



Whimble House Farm

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Whimble, Exeter, EX5 2SZ

Whimble train station (0.5 miles), Exeter city centre (9.4 miles),
M5 junction 29 (7.8 miles)

A substantial and beautifully presented detached village home offering spacious and versatile family accommodation, together with a detached double garage, generous parking and attractive gardens.

- Well presented period family home
- Sunroom overlooking the garden
- Central village location
- Well tended gardens
- Freehold
- Open plan kitchen/dining room
- 4 bedrooms and two bathrooms
- Double garage
- Separate study
- Council Tax band: E

Guide Price £695,000

SITUATION

Whimble is a thriving East Devon village with a strong community spirit and a range of local amenities including a primary school, village shop, public house and railway station providing regular services to Exeter and London Waterloo. The cathedral city of Exeter lies approximately 8 miles to the west and offers an extensive range of shopping, educational and recreational facilities, together with excellent road, rail and air connections.



DESCRIPTION

Occupying a convenient position within this popular village, Whimple House Farm provides exceptionally well-proportioned accommodation extending to approximately 1,476 sq ft, thoughtfully arranged to suit modern family living. The welcoming entrance hall gives access to a comfortable sitting room featuring a bay window and attractive focal fireplace, creating an ideal space for relaxation. A separate study provides an excellent home office, perfect for those working remotely. To the rear of the property, the impressive kitchen/dining room forms the heart of the home, offering extensive space for both family dining and entertaining, with direct access to an adjoining sun room overlooking the garden. A useful utility room and cloakroom complete the ground floor accommodation.

On the first floor, a central landing serves four bedrooms. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are well proportioned and served by a family bathroom. The fourth bedroom offers flexibility as a nursery, dressing room or additional office space if required with all the bedrooms having views over the East Devon countryside.

OUTSIDE

Outside, the property sits roughly in the middle of attractive gardens laid mainly to lawn with a raised patio providing areas for outdoor dining and recreation and there is a useful vegetable patch. A detached double garage sits in the corner and offers excellent storage and workshop potential with driveway parking in front.

SERVICES

Utilities: Mains electricity, drainage and water

LPG Gas

Heating: LPG Calor Gas tank - central heating and hot water

Tenure: Freehold

Council Tax: E

Standard, ultrafast and superfast broadband available.

EE, O2, Three and Vodafone mobile networks available

(Ofcom).

DIRECTIONS

What Three Words: [///basket.traffic.clincher](https://www.what3words.com/#!/en/@@@basket.traffic.clincher)



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Approximate Area = 1476 sq ft / 137.1 sq m
 Garage = 265 sq ft / 24.6 sq m
 Total = 1741 sq ft / 161.7 sq m
 For identification only - Not to scale

Ground Floor: Sun Room (3.29m x 13.09m / 10'10" x 10'2"), Study (2.82 x 2.23m / 9'3" x 7'4"), Utility (2.12 x 1.74m / 6'11" x 5'8"), Kitchen / Dining Room (6.11 x 3.47m / 20'0" x 11'5"), Sitting Room (4.16 x 3.70m / 13'8" x 12'2").

First Floor: Bedroom 1 (4.76 x 2.87m / 15'7" x 9'5"), Bedroom 2 (3.70 x 3.63m / 12'2" x 11'11"), Bedroom 3 (3.47 x 3.32m / 11'5" x 10'11"), Bedroom 4 (2.29 x 1.81m / 7'6" x 5'11").

GARAGE: 5.00 x 4.52m / 16'5" x 16'2"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2026. Produced for Stags. REF: 1468431



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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