

STAGS

Pond House







Pond House,

Alphington, Exeter, Devon, EX2 9SJ

Exeter Cathedral (3.4 Miles)

A rare opportunity to acquire a detached bungalow set within approximately 7.38 acres, enjoying a stunning private lake, extensive grounds, useful outbuildings and tremendous potential, all approached via a long private driveway on the outskirts of Exeter.

- Exceptional private setting on the edge of Exeter
- Long private driveway
- Range of useful outbuildings and stores
- Detached boat house adjoining the water
- Freehold
- Stunning large lake/pond within the grounds
- Approximately 7.38 acres in total
- Detached bungalow requiring improvement
- Additional land available
- Council tax band: F

Guide Price £600,000

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SITUATION

Pond House occupies a tucked away and highly individual position on the edge of Alphington, offering a unique rural feel whilst remaining conveniently placed for access to Exeter city centre, the Marsh Barton trading estate, major road links including the A30 and M5, and a wide range of local amenities.

The nearby village of Alphington offers day-to-day facilities including shops, public houses and schooling, whilst the Cathedral City of Exeter provides an extensive range of shopping, dining, educational and recreational facilities together with mainline rail links and Exeter International Airport.

The property enjoys a secluded setting surrounded by its own grounds, centred around a substantial lake and areas of mature trees and natural habitat.

DESCRIPTION

Pond House is a detached bungalow occupying an exceptional plot extending to approximately 7.38 acres in total. The property is approached via its own long private driveway. The bungalow itself now requires improvement and modernisation throughout, however it offers excellent potential for enhancement or possible reconfiguration, subject to any necessary consents. The true appeal of the property lies within the scale and quality of the grounds, which are rarely available so close to Exeter.

A particularly striking feature is the substantial lake/pond which forms the centrepiece of the property and provides an outstanding outlook from the grounds and surrounding areas. In addition, there are a number of useful outbuildings including storage areas, a wood store, carport and a detached boat house positioned adjacent to the water.

The property presents an exciting opportunity for purchasers seeking a lifestyle property, amenity land or a home with considerable future potential in a highly convenient yet private setting.

Additional land is available by separate negotiation.













OUTSIDE

The property is approached via a long private driveway leading through the grounds to the bungalow and outbuildings.

The grounds extend to approximately 7.38 acres and are a particular feature of the property, comprising a substantial lake/pond together with areas of mature trees, established planting and a rare collection of plane trees, open land and natural surroundings which create a peaceful and highly individual setting. There is also a small paddock within the grounds.

A range of outbuildings provide useful ancillary accommodation and storage, including a wood store, storage building, carport and detached boat house adjoining the lake.

The grounds offer considerable lifestyle appeal and provide a rare opportunity to acquire an extensive private plot in such close proximity to Exeter.

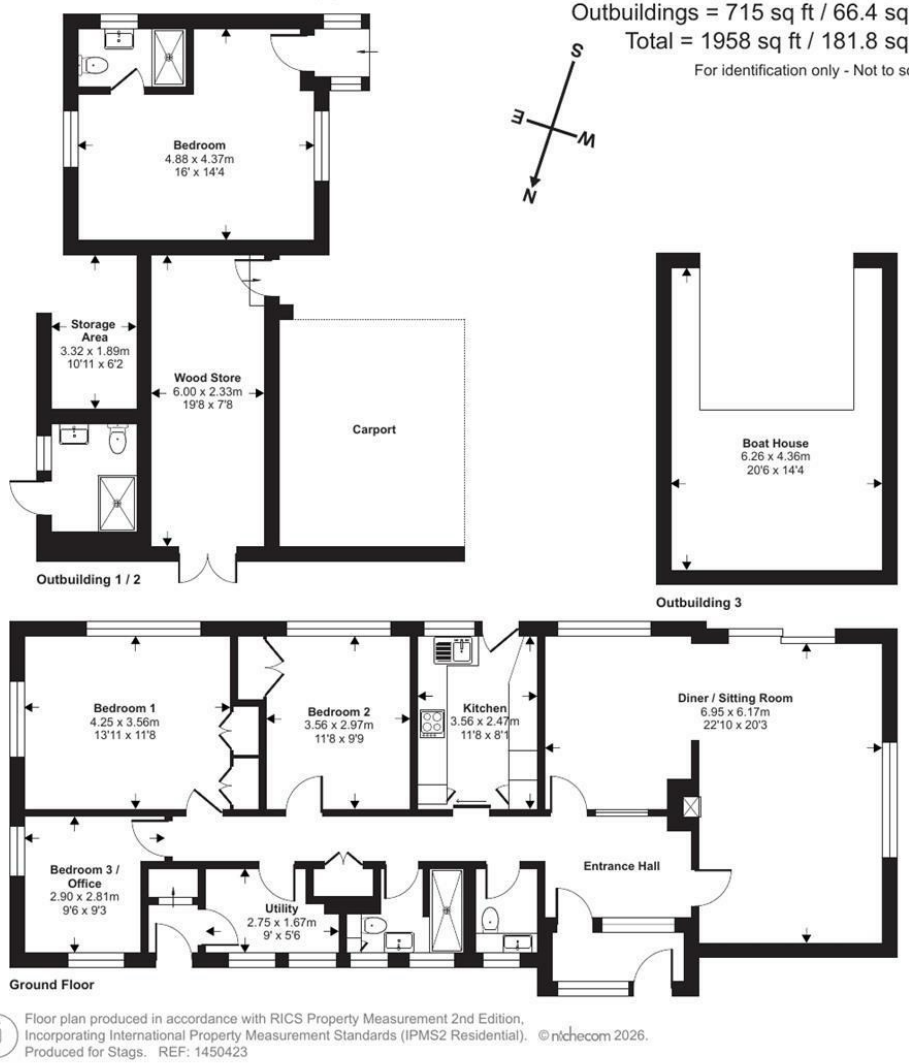
SERVICES

Utilities: Mains electric, mains water, telephone and broadband
Drainage: Private drainage - Septic tank renewed in 2020.
Heating: Oil fired central heating and water
Tenure: Freehold
EPC: E(52)
Council tax band: F
Standard broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

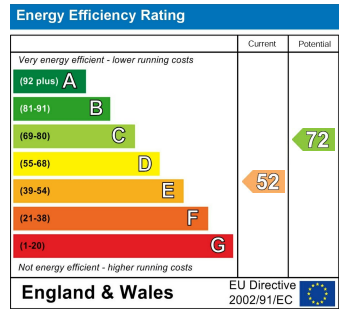
AGENT NOTES

Additional land is available by separate negotiation; please enquire for further information. Please note that certain matters relating to the additional land include a monument-related restriction.
The vendor has advised that Japanese Knotweed has been identified some distance from the property and that a treatment programme is in place.
There are a number of mature plane trees within the grounds which are subject to Tree Preservation Orders

Approximate Area = 1243 sq ft / 115.4 sq m (excludes carport)
Outbuildings = 715 sq ft / 66.4 sq m
Total = 1958 sq ft / 181.8 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: 1450423



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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.






Promap
LANDMARK INFORMATION GROUP
Total Area - 7.38 Acres
For Indication Purposes Only




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