

Fern Villa Exbourne EX20 3RX



Guide Price - £375,000



Fern Villa, Exbourne, EX20 3RX.

A character-filled village cottage offering spacious living, flexible interiors, charming gardens, private parking, and a prime position just moments from local amenities and countryside walks...



- Charming West Devon Cottage
- Peaceful Village Lane Setting
- Spacious And Versatile Layout
- Planning Permission Already Approved
- Dual Reception Rooms With Fireplaces
- Light Filled Sunroom Extension
- Private Front And Rear Gardens
- Garage Store And Parking
- Walk To Pub And School
- Easy Access To Dartmoor
- Ideal For Family Living
- Council Tax Band - D
- EPC - B



Would you benefit from additional reception space, a quiet countryside setting, or perhaps a slice of West Devon village life, with the added appeal of nearby moorland walks and coastal adventures? Tucked away in the heart of Exbourne, this charming Victorian cottage blends historic character with impressive versatility, offering spacious living in one of the area's most sought-after villages.

The cottage occupies a prime spot on a quiet lane, just moments from the community-owned shop and café, well-regarded village pub, and primary school, everything you need within walking distance, and all just a 15-minute drive from Okehampton and the A30. Step inside and you're welcomed by the warmth and charm that only a home of this era can offer, original fireplaces, timber details, and a comforting sense of history, softened by a practical and well-considered layout.

Two front reception rooms provide ideal spaces for family gatherings or peaceful evenings by the fire, with the added benefit of a recently fitted multi-fuel stove. To the rear, the kitchen opens into a light-filled sunroom, flowing into a generous multi-purpose space currently used as a home office, gym, and utility area. For those looking to create a truly open plan lifestyle hub, planning permission is already in place to reconfigure this area into a vaulted kitchen diner with additional utility and shower facilities.



Upstairs, the accommodation continues to impress with four bedrooms and a smartly finished family bathroom. Whether you're upsizing or looking for flexibility in your next move, the layout offers an adaptable footprint to suit modern family life, multigenerational living, or even remote working.

Externally, the home enjoys the benefit of both front and rear cottage style gardens, each thoughtfully planted to provide colour and privacy throughout the seasons. The rear garden in particular offers a sociable and usable outdoor retreat, complete with patio seating area, firepit and covered BBQ shelter. Across the lane, the garage store and off street parking provide valuable practicality.

This is a home that balances space, charm and future potential, set within a vibrant, welcoming community. With Dartmoor and the North Devon coast easily accessible, and Exeter within reach via rail or road, this could be your perfect next step, whether you're dreaming of a lifestyle change or simply searching for somewhere that feels like home.

Changing Lifestyles

Exbourne is a peaceful village located in West Devon, nestled between the River Okement and Hole Brook. With a history that dates back centuries, the village retains much of its traditional character, highlighted by landmarks such as the 14th-century Church of St. Mary. Its location within a Conservation Area emphasizes the village's historical and architectural charm.

The community in Exbourne is close-knit, with local amenities including a popular pub, The Red Lion, and a village hall that hosts various events. The eco-friendly village shop and post office add to the village's appeal, as do its well-regarded primary school and Methodist Chapel. Exbourne is known for its strong community spirit and family-friendly atmosphere.

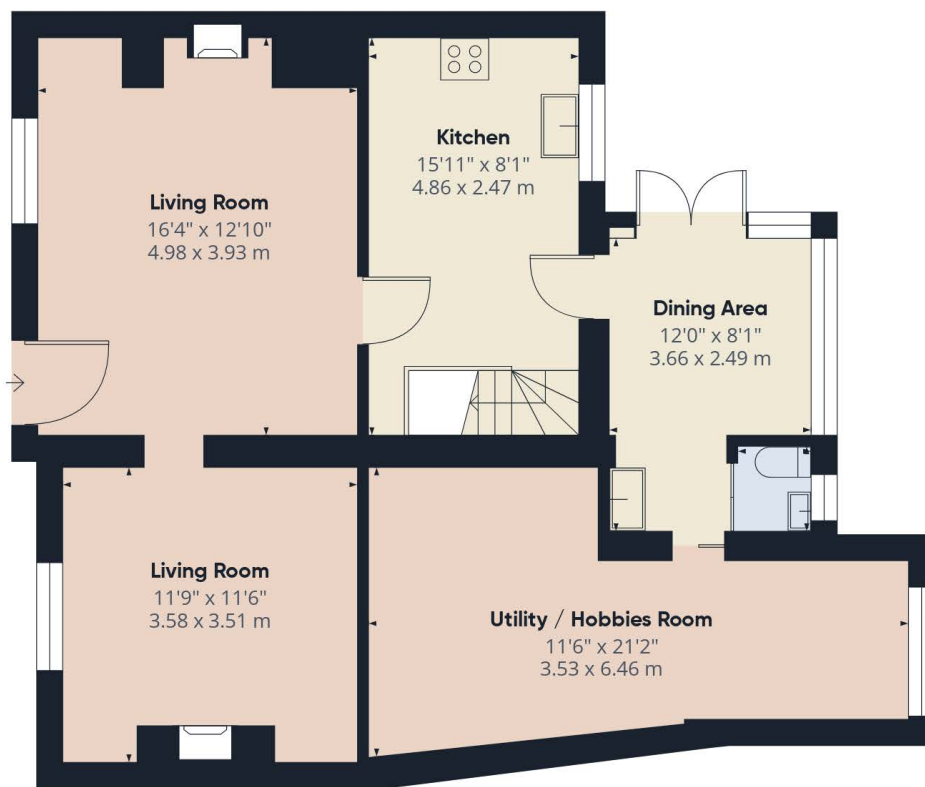
The village offers easy access to Okehampton, where additional services like supermarkets, schools, and leisure facilities can be found. With good transport links to Exeter and surrounding areas, Exbourne combines rural tranquility with convenience for modern living.



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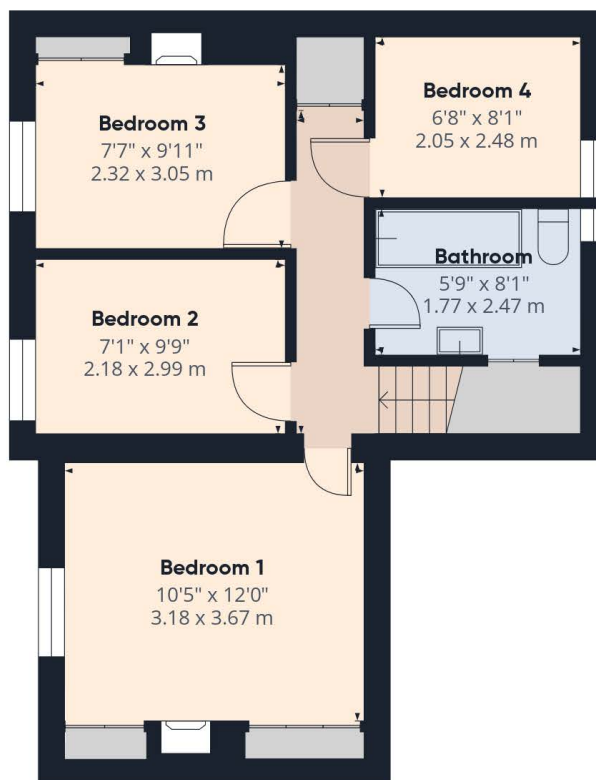


Floor 0

Approximate total area⁽¹⁾

1182 ft²

109.9 m²



Floor 1

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