

Glebelands

Smart Property Group



£675,000

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Exceptional Five-Bedroom Detached Home on an Impressive Plot

Occupying an exceptionally large plot, this impressive five-bedroom detached home offers generous and versatile accommodation, combining modern family living with a wealth of thoughtful features throughout. The property also benefits from a driveway, garage and solar panels, adding both practicality and energy efficiency.

Upon entering, a welcoming porch leads into the spacious ground floor, which provides excellent flexibility for family life. There are three bedrooms downstairs, together with a comfortable living room, separate study and a downstairs bathroom. The exception kitchen/dining room also located on the ground floor has vaulted ceilings, and is surrounded by windows and glass doors making the most of the stunning garden views.

The impressive kitchen/diner, designed with both everyday family life and entertaining in mind. The kitchen features three integrated ovens, induction hob, a dishwasher, pull-out storage and space for an American-style fridge/freezer. A stylish bar area with wine fridge, along with an additional wine fridge, this is the ideal setting for entertaining guests.

The kitchen is further enhanced by vaulted ceilings and two Velux windows, bringing in plenty of natural light, while bifold doors and French doors create a wonderful connection between the home and the substantial outdoor space.



Practicality has also been carefully considered, with a separate utility room featuring underfloor heating and a dedicated shower for washing the dog, making it particularly well suited to family life and those with pets. There is also convenient bin storage.

Upstairs, the property offers two further bedrooms, both benefiting from en-suite facilities, providing excellent privacy and flexibility for family members or guests. The master suite has been designed to the highest specification with open plan bathroom consisting of a stylish oval freestanding bath, separate shower and vanity unit with sink.

The home also benefits from useful eaves storage, ideal for keeping belongings neatly organised.



Underfloor heating is provided to the kitchen, utility room and master bedroom, adding an extra level of comfort, while the solar panels provide an energy-conscious addition to the property. Any of the energy not used is fed back into the grid generating an income.

Outside, the exceptionally large plot is a particularly notable feature, there is a large grass area, perfect for children or pets to play on and there is also a little stream which is a beautiful natural feature. The garden offers considerable space and potential for outdoor entertaining, family activities and relaxation. Combined with the driveway and garage, this is a home that offers an excellent balance of space, practicality and modern living.



Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: D

EPC rating: C

The building

Detached bungalow, standard construction

Accessibility adaptations: Level access
shower and Lateral living

Services

Mains electricity

Solar panels installed

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing and
underfloor heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good,
Three good, EE good

Parking: Garage and Driveway

Not in a controlled parking zone

No disabled parking available

EV charging point installed





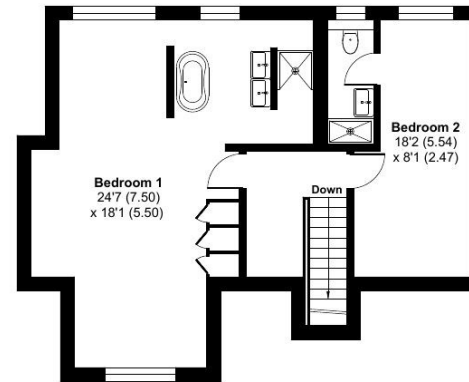
Glebelands, Exminster, Exeter, EX6

Approximate Area = 1995 sq ft / 185.3 sq m

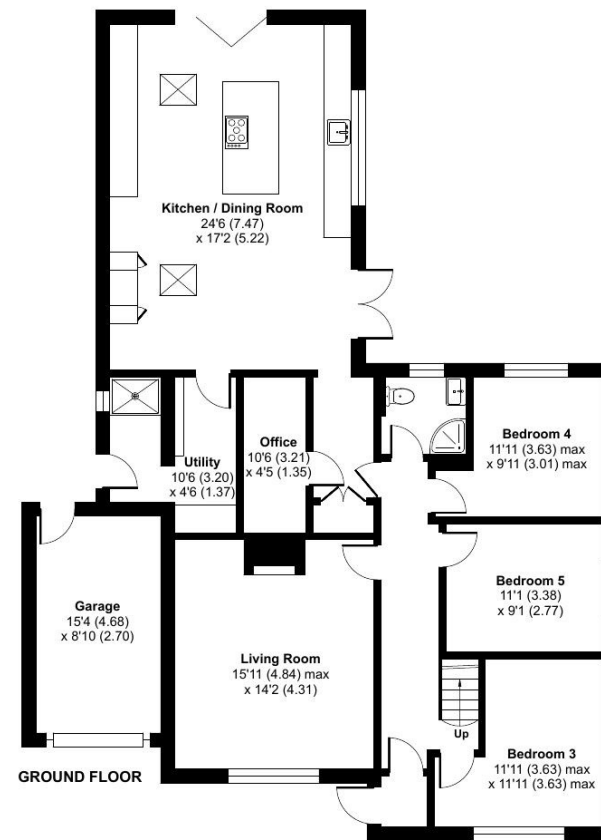
Garage = 136 sq ft / 12.6 sq m

Total = 2131 sq ft / 197.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Smart Estate Agent Limited. REF: 1514385