





£1,450,000 Hillside, The Strand, Lympstone, Devon, EX8 5JS









Superb period residence which has been meticulously renovated and extended to over 3,800 sq ft (including garage and gym), offering a rare blend of timeless character and contemporary luxury.

Designed by award-winning architects and finished to an exceptional standard throughout, the property is set in the centre of this highly sought-after estuary village, just a short stroll from the water and train station.

Whilst the property enjoys a prime position in the heart of the village, it remains wonderfully private and is not overlooked – a rare combination for such a central location.

- 36' Exceptional open-plan kitchen/family room with bespoke fittings
- Sitting Room
- Dining Room
- Sun Room
- Utility
- Ground Floor Shower Room
- First floor Cinema / Games Room (Alternatively could used as Bedrooms 4 & 5 and Bathroom)
- First Floor Home Gym (above garage)
- Study/Bedroom 4

- 3/4 Bedrooms Master bedroom suite with dressing room and luxury ensuite bathroom
- Family Bathroom
- South-facing landscaped garden
- Heated outdoor pool and hot tub
- Stylish outdoor entertaining areas with lighting and speaker zones
- Double garage with through-access
- Smart home integration with multi-room audio and cinema wiring
- Award-winning architectural design and full renovation

**LOCATION:** Hillside sits in the heart of the village of Lympstone with its many amenities, including 3 Public Houses, a Primary School in the middle of the village, with St Peter's Independent school on it's outskirts, a shop, Post Office, Doctors Surgery, Sailing Club, Village Hall as well as a park and several recreational spaces. A Michelin-starred restaurant and boutique hotel are close by, further enhancing the area's appeal. Lympstone has great transport connections to both Exmouth & Exeter, either by train, bus or the Exe Estuary Cycle track. Exmouth town is less than 2 miles away boasting over 3 miles of glorious golden sands, a vibrant shopping centre that hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. The property is also well placed to take advantage of the East Devon countryside, with Woodbury Common less than a mile away.



## Accommodation Comprises (all room sizes are approximate):-

### **GROUND FLOOR**

**ENTRANCE** Solid wood front door opens into a welcoming lobby with space for coats. A second door leads to:-

**RECEPTION HALLWAY** Attractive tiled flooring. Glazed walkway leading to the kitchen. Stairs rising to the first floor. Doors leading off to:-

**SITTING ROOM** 16' 7" (5.05m) x 15' 11" (4.85m) A charming room with painted wooden flooring and half-height wood panelling. Bay window to the front allowing for plenty of natural light. Feature fireplace with tiled surround.

**DINING ROOM** 13' 4" (4.06m) x 12' 11" (3.94m) A beautifully appointed room with a gas fire set in a tiled surround. Wood panelling to the walls. Elegant Versailles parquet flooring. Recessed window offering views of the garden. French doors open onto the rear walkway. A concealed door provides access to the garage.

**GLAZED WALKWAY** Extending from the hall:- a striking glazed walkway leads to the rear of the property, kitchen and:-

## **UTILITY CUPBOARD**

**DOWNSTAIRS SHOWER ROOM** Fully tiled shower. W.C. Wash hand basin.

**UTILITY ROOM** Well quipped. Fitted worktop with inset sink. Washing machine. Dishwasher. **KITCHEN/BREAKFAST/FAMILY ROOM** 36' 8" (11.18m)  $\times$  15' 7" (4.75m) This open-plan living space has been thoughtfully designed to maximise the connection with the garden, featuring floor-to-ceiling glazing and three sets of sliding doors. Range of fitted cupboards and drawers. Bespoke polished concrete island housing oak-lined drawers. Induction hob with integrated

extractor. Further fitted dishwasher. High-spec Bulthaup cabinetry includes a hidden sink unit and ample storage, complemented by a built-in fridge and two Gaggenau self-cleaning ovens. The room also features a fitted wood-burning stove and stylish bespoke parquet flooring. **SUN ROOM** 16' 5" (5m) x 9' 10" (3m): Sliding glass doors to three side. Electric heater. Electrically controlled louvred opening roof. A perfect addition for alfresco dining.

### **FIRST FLOOR**

**LANDING** Stairs rise to the second floor. Doors lead to the principal bedroom suite and study, with a walkway extending to the home cinema and games room.

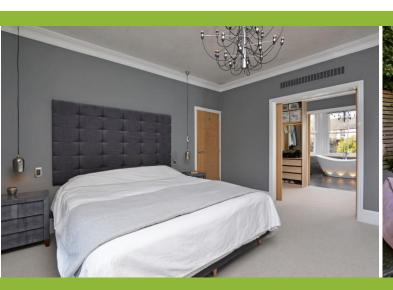
**HOME CINEMA AND GAMES ROOM OR BEDROOMS 4 & 5 AND BATHROOM** 31' (9.45m) x 15' 7" (4.75m)

Located at the rear of the property, this superb space was originally configured to accommodate two bedrooms and a bathroom and could easily be reconfigured, with plumbing and electrics already in place.

Currently designed as a luxurious entertainment suite, it features a built-in surround sound speaker system, wall-mounted TV with concealed cinema screen, bespoke cabinetry, two wine fridges and ducted air conditioning. Expansive windows overlook the garden, with electrically operated curtains for convenience and privacy.

**BEDROOM 1 - PRINCIPAL SUITE** 13' 7"  $(4.14\text{m}) \times 13'$  3" (4.04m) Positioned in the original part of the house, this elegant principal bedroom enjoys garden views from a rear-facing window. Features include a stylish gas fireplace, concealed TV point, ducted air conditioning. Sliding doors lead to:-

**DRESSING ROOM** 13' 7" (4.14m) x 5' 10" (1.78m) A well-appointed space offering a range of fitted cupboards and drawers. Sliding door through to:-









**EN-SUITE BATHROOM** A beautifully designed bathroom with a freestanding feature bath enhanced by underlighting. Walk-in rainfall shower. Low-level W.C. Wash hand basin. Fully tiled floors and walls. Heated towel rail. Bay window with electric blinds for privacy and ambiance.

**BEDROOM 4/ STUDY** 8' 11" (2.72m) x 6' 11" (2.11m) A bright and functional workspace. Window to the front. Fitted desk complemented by ample built-in cabinetry.

#### SECOND FLOOR

LANDING Exposed bricks to walls. Doors to:-

**BEDROOM 3** 14'  $(4.27m) \times 13'$  9" (4.19m) A lovely bright room with two large roof windows and a feature window to the side looking along The Strand towards Peter's Tower. Range of fitted cupboards with mirrored doors; one with concealed ladder which leads up to:-

**LOFT ROOM** An occasional bedroom/games room with skylight and feature 'glass floor'. **BEDROOM 2** 20' 7" (6.27m) x 10' 5" (3.17m) Range of wood-fronted fitted cupboards.

Exposed brickwork. Fitted period fireplace. Dormer window looking south.

**BATHROOM** Bath with tiled surround. Walk-in shower. Wash hand basin. Low level WC. Heated towel rail. Dormer window looking south. Tiled flooring and walls.

**OUTSIDE** Accessed directly from the kitchen, the fully landscaped south-facing garden is a true highlight of the property, thoughtfully designed for both relaxation and entertaining. There are two main seating areas: one adjacent to the house, ideal for all fresco dining and a raised walkway leading to a superb social space featuring an open fire, outdoor heater, and **HOT TUB.** 

A **HEATED SWIMMING POOL** with a retractable glass cover offers year-round enjoyment, complemented by a good-sized area of artificial lawn, a trampoline and a useful garden shed for storage. The rear boundary of the garden runs alongside Wotton Brook, adding a tranquil natural element.

The garden is enhanced by outdoor lighting and a three-zone speaker system, perfect for ambient evenings and entertaining.

**DOUBLE GARAGE** 23' 10" (7.26m) x 20' 7" (6.27m) The double garage features both front and rear electric doors, allowing through-access to the garden—ideal for parking an additional car, boat, or trailer. Inside, the garage is fitted with wine racks and gas boiler. Staircase leading:-

**FIRST FLOOR HOME GYM** 17' 11" (5.46m) x 11' 6" (3.51m) Equipped with air conditioning and fitted storage.









TOTAL FLOOR AREA: 3853 sq.ft. (357.9 sq.m.) approx.

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COUNCIL TAX: Band F
TENURE: Freehold

**DIRECTIONS:** From Exeter or Topsham, take the A376 towards Exmouth, passing through the villages of Ebford and Exton. Continue past Lympstone Commando and take the next right into Nutwell Lane. Follow the road into Lympstone village, descend Burgmann's Hill and the property is located directly ahead, just beyond the junction.

**AGENTS NOTE:** The vendor advises that there is a documented right of way over the neighbouring property's driveway to access the garage. This is subject to a shared cost agreement for any repairs or maintenance. Copies of the relevant Land Registry documents are available on request.

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We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing

## Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

