



86 Littleham Road
Exmouth | Devon | EX8 2QT

FINE & COUNTRY

86 LITTLEHAM ROAD



*This exceptional property is a perfect blend of elegance,
comfort, and eco-conscious living.*



KEY FEATURES

Nestled behind electronically operated gates lies an extraordinary hidden gem: a vast detached Edwardian villa that masterfully blends period elegance with eco-friendly features. This stunning residence boasts solar panels and a rainwater recycling system, making it as sustainable as it is beautiful. With garaging for up to six vehicles and an option to acquire a charming two-bedroom self-contained annex, this property offers both space and flexibility for modern living.

A warm welcome awaits as you enter through a quaint stable door into a practical entrance vestibule that provides convenient access to a WC, a boiler room, and a utility room which has space and plumbing for a washing machine and a dryer as well as ample storage solutions.

Discover the beautiful kitchen and dining area, complete with an Aga infusing warmth into the heart of the home. The farmhouse-style kitchen features a central island with a breakfast bar, perfect for gatherings with friends and family, alongside a large gas range, abundant storage and designated spaces for an American-style fridge/freezer and dishwasher.

The inviting dining area comfortably accommodates a large table and chairs, complemented by additional small storage room for your culinary needs.

The main hallway features a stunning curved staircase with built-in storage and wood panelling. Exposed wooden floorboards complete this space.

The expansive bay-fronted sitting room is bathed in natural light from its dual aspects, enhanced by a fireplace featuring a wood burner. Period details abound, including intricate cornicing, a picture rail, and ceiling rose.

The library is a spacious yet intimate retreat, offering plenty of storage and dual aspect windows. An ideal space to curl up with a book or step into the adjoining conservatory, equipped with a kitchenette and picturesque views of the south-facing garden. Enjoy seasonal comfort with heating for winter warmth and an air conditioning unit for summer coolness.

French doors lead to a delightful south-facing rear garden featuring a patio and decking alongside the conservatory, perfectly equipped for outdoor enjoyment. Beyond the lawn lies a gate leading to a secret garden, offering an enclosed hidden retreat. Located to the side of the garden is a garage for two vehicles alongside a workshop.





SELLER INSIGHT

“ From the moment the remote control gates close behind us, we know we’re home. Our generous driveway and multiple garages offer plenty of space for vehicles, while the seclusion of our property provides a peaceful escape. Just beyond our tree-lined boundary, convenience is at our fingertips—a bus stop, local church, school, pub, post office, supermarket, and bakery are all within a short walk. A little further, the charming town and beautiful beach invite exploration, with cycle paths and footpaths offering outdoor adventures right on our doorstep.

Our grounds are a true sanctuary, filled with flowering shrubs and trees that attract a wonderful array of butterflies, bees, and birds. We’ve planted fruit and nut trees alongside a vegetable patch, allowing us to enjoy nearly self-sufficient living. The garden transforms with the seasons: it bursts into life with spring blossoms and wildflowers, transitions into summer’s vibrant colors, and becomes a breathtaking display of autumnal hues. The local wildlife thrives here too—squirrels, hedgehogs, and even visiting badgers create a lively ecosystem, while frogs can often be spotted basking on the lily pads of our water tub pond.

This home has been a perfect fit for our family and a hub for our hobbies. The spacious layout allows for everything from sports equipment—think kayaks, sailboards, and bicycles—to flexibly arranged spaces for gatherings or quiet contemplation. It’s a generous, environmentally conscious property with room to expand, whether for family or business pursuits. Our only reason for moving is to be closer to our boat, but we will always cherish the joyful memories we’ve created in this wonderful home, complete with easy access to road, rail, air, and ferry links.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









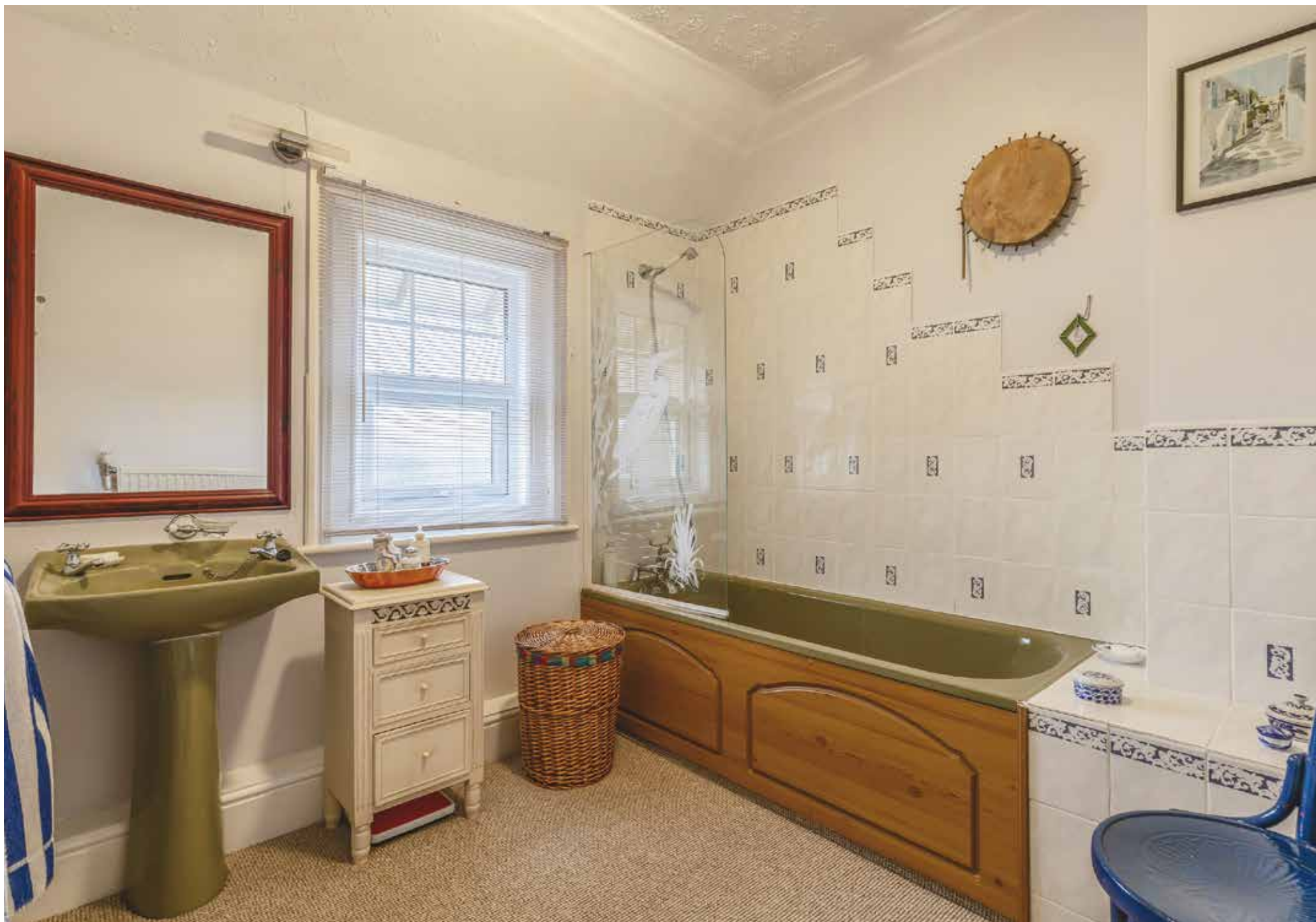
On the first floor, you'll find three spacious double bedrooms, one featuring a walk-in wardrobe. The family bathroom is generously proportioned, boasting a large corner bath and a separate shower enclosure, with potential to convert to an en-suite to the master bedroom if so desired. The beautifully designed landing, with its elegant curved staircase and large window, adds character and light to the upper floors.

The second-floor features two additional bedrooms, one with an adjoining room currently serving as a gym.













Outside

Set within a generous plot, this property showcases a captivating south-facing rear garden designated for the main accommodation, complete with a secret garden and an adjoining plot for the annex. The front of the property features a lush lawn dotted with fruit trees, accompanied by garaging for six vehicles.



Annex Garden



Garage and workshop



The Secret Garden



The Annex

A door in the garden fence opens into the garden of the charming annex. A self-contained two-bedroom accommodation featuring a ground-floor bathroom as well as an en-suite shower room to the main bedroom upstairs. The annex also includes its own conservatory overlooking its private garden, a well-equipped kitchen, and a spacious sitting room, offering ideal accommodation for guests or extended family.







INFORMATION

Summary

This exceptional property is a perfect blend of elegance, comfort, and eco-conscious living.

A Charming Coastal Community

Nestled in the picturesque town of Exmouth, Littleham offers a delightful blend of tranquility and coastal living. This friendly area features tree-lined streets and convenient local amenities, making it ideal for families and individuals alike. Residents enjoy easy access to lush parks, scenic walking trails, and beautiful sandy beaches perfect for outdoor activities such as sailing and beachcombing. With well-regarded schools and a variety of shops, cafes, and restaurants nearby, Littleham boasts a strong sense of community, making it a highly desirable place to call home by the sea.



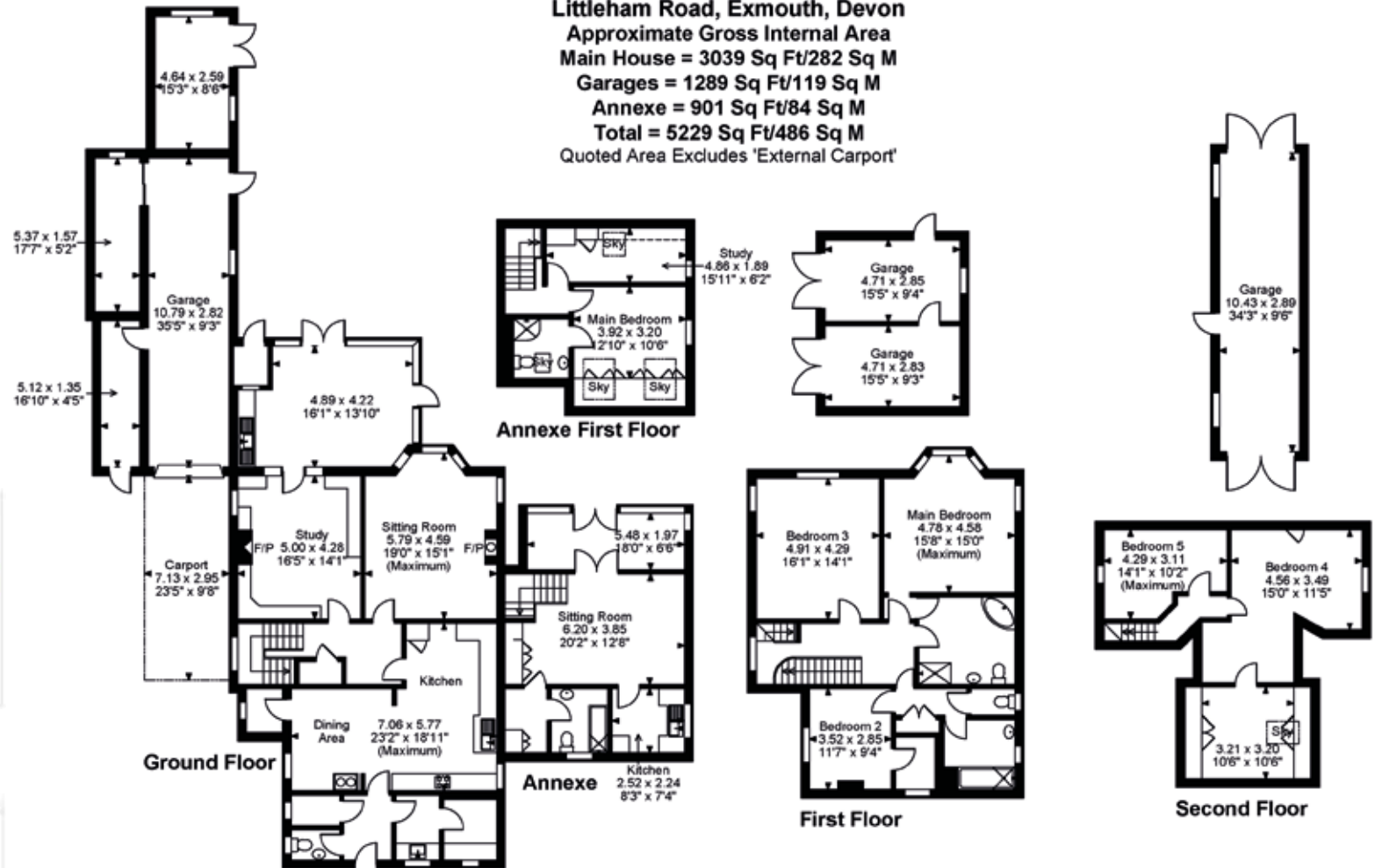
TENURE- Freehold

EPC band: D

Mains: Gas Water and Electricity

Council Tax band: F

Littleham Road, Exmouth, Devon
Approximate Gross Internal Area
Main House = 3039 Sq Ft/282 Sq M
Garages = 1289 Sq Ft/119 Sq M
Annexe = 901 Sq Ft/84 Sq M
Total = 5229 Sq Ft/486 Sq M
Quoted Area Excludes 'External Carport'



Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Annexe

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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