



Haldon Brake
Higher Ashton | Exeter | Devon | EX6 7QY

HALDON BRAKE

*An exceptional Scandinavian-style lodge, privately
nestled in the heart of the Haldon Hills, offering a rare
blend of seclusion, scenic beauty and accessibility.*



KEY FEATURES

The Setting

Positioned in an elevated and tranquil location below the iconic Haldon Belvedere, Haldon Brake enjoys a truly privileged setting within the historic Haldon Forest.

Surrounded by rolling Devon countryside, the property is within easy reach of several charming villages including Higher Ashton, Dunchideock, Ide, Christow and Doddiscombsleigh, each offering a selection of traditional pubs, primary schools, and local services. The thriving market town of Chudleigh lies just 5 miles away, providing a wider range of everyday amenities including shops, medical and veterinary practices, library and post office.

The Cathedral city of Exeter (approximately 7 miles) offers an excellent array of cultural, educational, and retail amenities including the university, cathedral, theatres, and a vibrant culinary scene. For the commuter, mainline rail services to London Paddington and Waterloo, Exeter International Airport, and access to the A30, A38 and M5 motorway are all within easy reach.

The surrounding area is rich in opportunity for country pursuits including walking, cycling (including off-road trails at Haldon Forest Park), riding, fishing, and sailing, all set against the spectacular backdrops of Dartmoor, the Exe Estuary and the South Devon coast.

The Property

Thoughtfully designed in the style of a Scandinavian wooden lodge, Haldon Brake is a beautifully presented and highly versatile country home offering generous, light-filled accommodation throughout.

At the heart of the house lies a substantial sitting room, centred around a wood-burning stove, leading through to a dining/garden room that opens out onto a large deck, perfect for al fresco dining and taking in the far-reaching views across the countryside towards Exeter.

The kitchen/breakfast room is well-equipped with a range of fitted units, complemented by an oil-fired Aga, and offers ample space for informal family dining.

There are three double bedrooms on the main level, in addition to a mezzanine level which provides a fourth bedroom or an ideal home office. The accommodation is completed by a family bathroom, separate shower room, and a utility room.









SELLER INSIGHT

“ From the moment I arrived at the gates and followed the long, tree-lined drive to the house, I knew this property was something special. It wasn't just the impressive sense of space or the quiet luxury of having nearly three acres to myself, it was the feeling. A rare mix of calm, privacy, and connection to nature that's become so hard to find.

Here, life slows down. Mornings begin with coffee in hand, watching the first light break over the landscape. The stillness is only broken by the sound of birdsong, and occasionally, the gentle clip of hooves if you're making use of the equestrian-friendly space. It's a place that invites contemplation, creativity, and connection. Weekends are for gathering. There's room to spread out and plenty of parking for friends and family, and yet this home has a way of pulling everyone together. Long lunches under the trees, kids bouncing on the full-size trampoline, or summer days spent by the heated swimming pool.

For work or creative pursuits, the separate office is a quiet retreat. And for anyone with a hands-on hobby or a passion for cars, the garage is the perfect space to tinker, store, or create.

What makes this home so unique is the balance. It's a secluded sanctuary, and yet in under 20 minutes, I could be at the beach, the airport, or in the city. It's the ultimate blend of lifestyle and convenience.

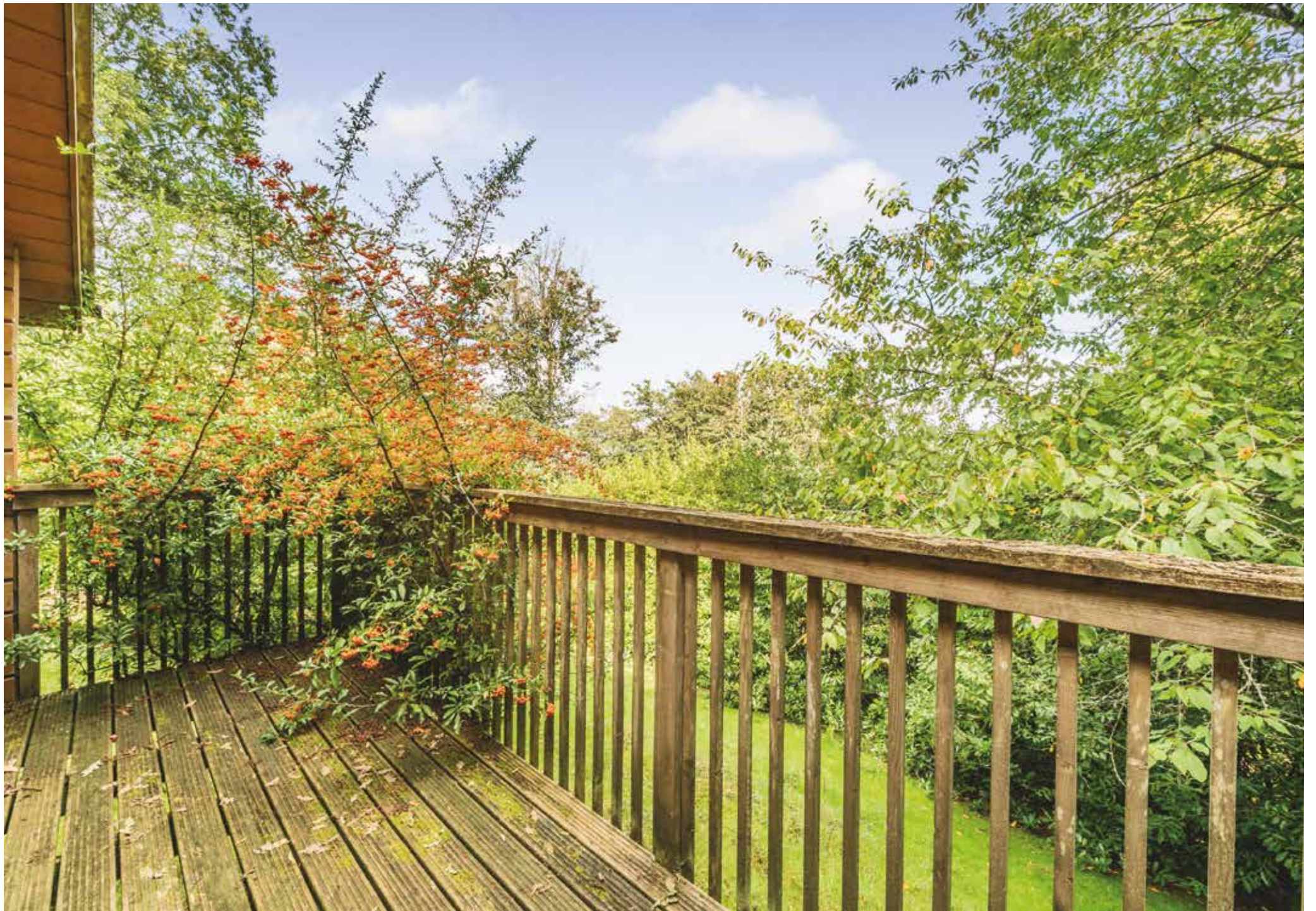
I came here for the privacy, and stayed for the lifestyle. This isn't just a home; it's a way of life. And for the next lucky owner, it's ready to offer all of that, and more.*

* 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.























KEY FEATURES

The Grounds

Set within approximately 2.65 acres, the grounds at Haldon Brake provide a haven of peace and privacy. Mature woodland, sweeping lawns, wildflower meadows and colourful planted beds surround the home, creating a biodiverse and ever-changing landscape throughout the seasons.

A private driveway leads to a spacious parking and turning area, as well as a garage and further outbuildings.

Of particular note is the substantial detached studio/office, formerly a stable block, ideal for those seeking a creative or professional workspace in a glorious natural environment.

The outdoor lifestyle is further enhanced by a large children's play area, featuring an above-ground heated swimming pool, sunken trampoline, and sandpit—a true family paradise.

Due to its elevated position, the property enjoys dramatic panoramic views, with sunrises and sunsets over the surrounding countryside and cityscape that are nothing short of breathtaking.





INFORMATION

In Summary

Haldon Brake represents a rare opportunity to acquire a characterful and contemporary country home in one of Devon's most scenic and sought-after locations. Whether as a primary residence, rural retreat, or lifestyle relocation, the property offers the perfect balance of privacy, convenience, and natural beauty. Viewings strictly by appointment with the agent.

Haldon Brake, Higher Ashton, Exeter, Devon

Approximate Gross Internal Area

Main House = 1515 Sq Ft/141 Sq M

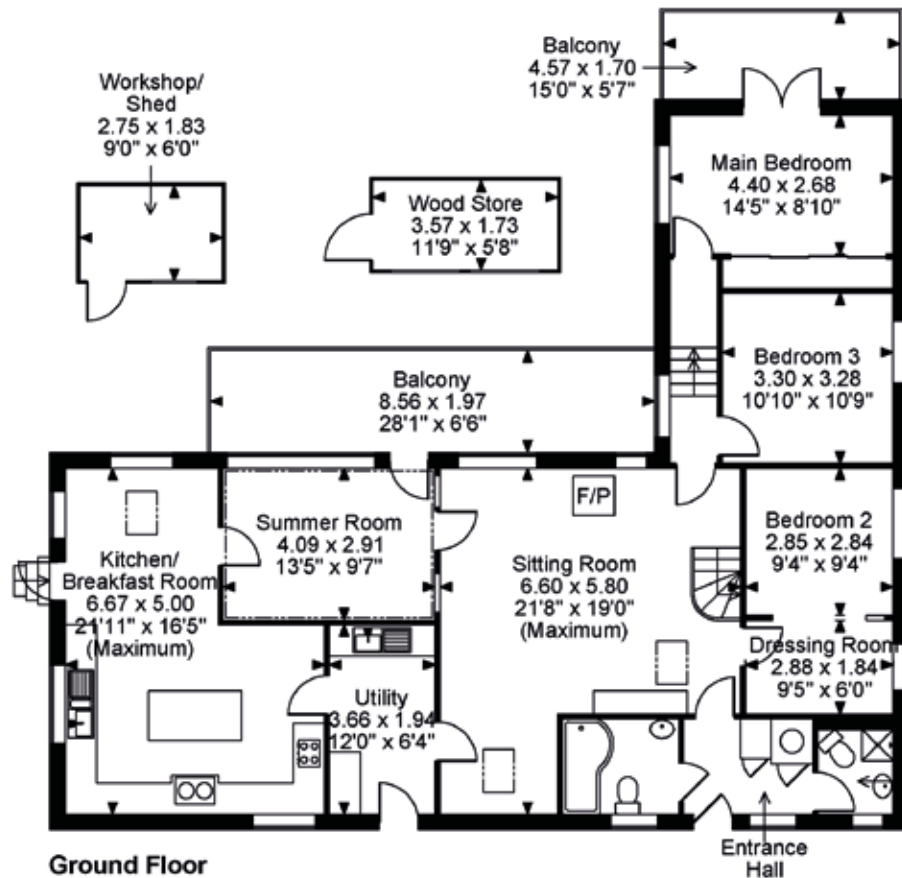
Garage = 295 Sq Ft/27 Sq M

Outbuildings = 219 Sq Ft/20 Sq M

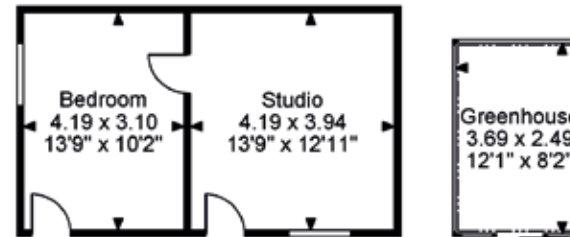
Annexe = 323 Sq Ft/30 Sq M

Balcony external area = 266 Sq Ft/25 Sq M

Total = 2352 Sq Ft/219 Sq M



Ground Floor



Annexe



First Floor

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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Council Tax Band: F
Tenure: Freehold

EPC Pending



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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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