



EXMOUTH ROAD

EXTON, EXETER, EX3 0PQ



**Robert Williams**

SALES | LETTINGS | AUCTIONS



“Stunning fully renovated family home with extensive outbuilding located in the sought after village of Exton”.





# EXMOUTH ROAD

EXTON, EXETER, EX3 0PQ

Holywell dates back to the early 1900s. and has been meticulously renovated by the current owners to combine period features with modern upgrades creating a stunning family home providing flexible accommodation in a stylish contemporary property providing the perfect environment for the modern lifestyle. Holywell is located in the highly sought after East Devon estuary village of Exton, near Exeter.

- STUNNING MODERNISED EDWARDIAN PROPERTY
- FULLY RENOVATED BY CURRENT OWNERS
- DESIRABLE ESTUARY VILLAGE LOCATION
- EXTENSIVE GARAGE/OUTBUILDING
- CLOSE TO ST PETER'S INDEPENDENT SCHOOL

## The PROPERTY

Approached from the front via the electric remote operated sliding entrance gates, you enter the 'In and Out' bound gravel driveway bordered by a line of 10 Holly trees, alongside new walls & fencing. This area offers extensive parking options and provides access to a substantial insulated outbuilding with electric roller doors, water, light and power, although ideal for a car collection, it would be flexible for a range of uses, including homeworking space.

Other outstanding external features at Holywell include the marvellous 'Harbour Lifestyle' outdoor Nordic kitchen including Granite worktops, 6 burner gas hob & Egg BBQ. The majority of the rear garden is laid to lawn plus a composite decked area, raised vegetable beds, wrought iron Gazebo and two timber garden storage sheds. Of an evening you can relax and enjoy the garden splendour from varying sections of the garden, sampling food created from your own outdoor kitchen.. The rear of the property is adorned with a superb mature Wisteria providing an array of colour from Springtime.

In summary the external areas at Holywell total approximately 1/3 acre in terms of usable space, garden areas, storage/work areas and considerable parking options. The grounds are 'dog proof' and have been given a new lease of life by the current owner during their detailed renovation project.









Once entering Holywell you are struck by the immaculate presentation, sense of space and delightful mix of period and modern.

There are recently installed new sash Upvc windows throughout, other additions include newly installed - engineered Oak flooring, carpets, plantation style shutters locally sourced from Devon Shutters, Worcester Bosch Combination boiler, water pressure system and thermostatic controlled modern radiators.

The thorough renovation has also constituted a new consumer unit, a Gas fire in the Dining room area and internal wall redecoration throughout.

The main living areas have benefitted during the refurbishment, the modern fitted kitchen is a sheer delight with its large vaulted ceiling and doors opening to the superb vista of the rear gardens. The kitchen is a bespoke fully fitted 'System 6' design including matching units and Island all with Quartz worktops.. New appliances include the following Neff appliances- double ovens & warming drawer, 5 ring gas hob, extractor fan, dishwasher, fridge, freezer plus a Quooker hot water tap. The kitchen area also benefits from newly installed low voltage LED lighting

The separate utility room offers new 'Heritage Bone' fitted units and Belfast sink, natural wood oiled worktops this room mirrors others with the new engineered oak flooring and plantation shutters.

The remainder of the downstairs accommodation features a downstairs WC/cloakroom with extensive built in storage with copious hanging space for coats. A delightful sitting room with new log burner and a extensive office/study room, there is a dining area off the kitchen space that has a newly installed live flame effect gas burner. There are triple sets of French doors leading from two of the reception rooms firstly to the patio then to the generous rear gardens.

On the first floor of the property is a grand landing area that flows nicely to the four good sized bedrooms, the main bedroom has a new modern en suite. the main family bathroom is also located on this level.

A real focus on this level is the marvelous balcony extending along the width at the rear of the house. the balcony can be accessed from three of the bedrooms and this area offers wonderful views across the gardens towards the Haldon Hills .

In summary Holywell is ideally located in the village of Exton close to the Exe Estuary near to the vibrant city of Exeter and the wonderful East Devon beaches and the coastal towns of Exmouth, Budleigh and Sidmouth There are many strong educational options in the area primarily St Peter's independent school in Lymstone. The current owners have renovated the house to a premium standard and in fine detail during their tenure creating a true luxury home with outstanding gardens and the extensive outbuilding.

















## THE LOCATION

Holywell is located in the highly desirable East Devon estuary village of Exton . Exton is perfectly located for everything the Exe Estuary and East Devon has to offer. Equidistant between Topsham and Lympstone, the village has a thriving community and is in the catchment of highly regarded primary and secondary schools. The renowned St Peters independent school is located in neighbouring Lympstone The nearby Exe Estuary trail is a scenic walking/cycle route with multiple public houses. Exton itself has a train station which provides services into Exeter which then provides services into London Paddington and Waterloo. Nearby Exeter International Airport provides flights both domestically and internationally. Exton boasts the renowned Puffin Billy Gastro Pub and a new updated Childrens play area.





## HISTORY

Period home dating back to the Edwardian era circa 1905. which the current owners, since purchasing the property in 2022, have meticulously upgraded. The house, gardens and outbuildings all vastly improved, creating a superb family home featuring a contemporary mix of period and modern elegance within a practical family home surrounding.

## DIRECTIONS

Leaving Exeter take the A376/ Exmouth Road towards Exmouth, as the road enters the village of Exton go past the petrol station on the right hand side and the property is then located a little further along on the right hand side.



4  bedrooms    2  bathrooms  
3  receptions    8  car spaces

**Local Authority:** East Devon Council

**Council Tax Band:** G

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** D







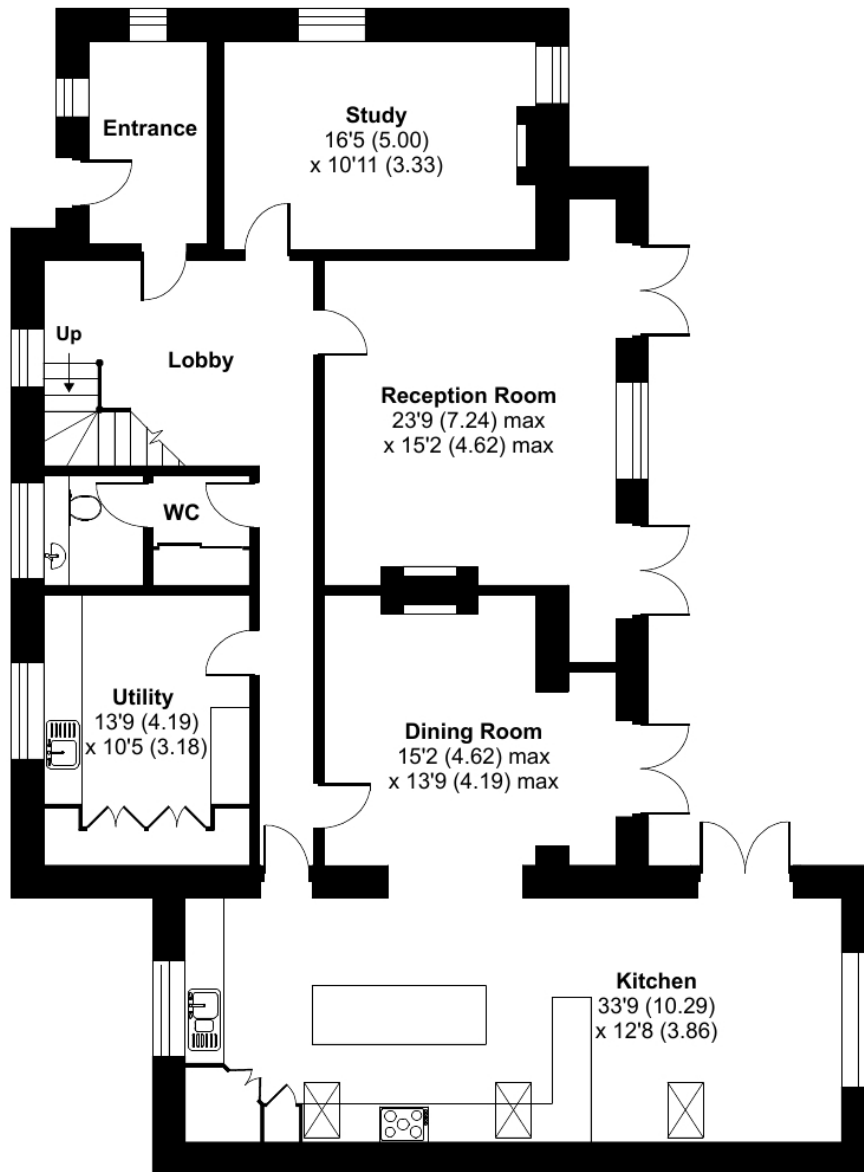
# Exmouth Road, Exton, Exeter, EX3

Approximate Area = 2761 sq ft / 256.5 sq m

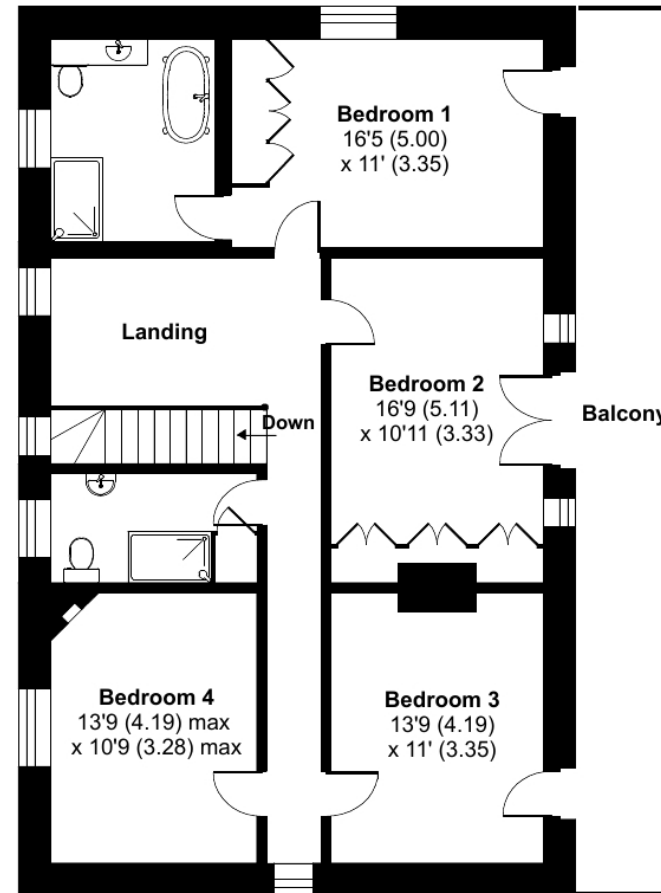
Garage = 680 sq ft / 63.2 sq m

Total = 3441 sq ft / 319.7 sq m

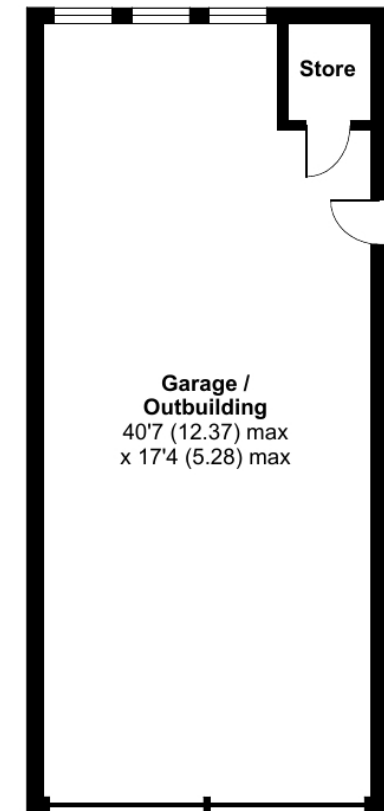
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Robert Williams Ltd. REF: 1252596







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.