



Foxholes Hill, Exmouth, Devon





A unique opportunity to acquire a waterfront home with **stunning panoramic sea views** and garden access directly onto the Jurassic coastal path, leading down to the beach. This stunning property is located on Foxholes Hill, Exmouth.

Exmouth has been named the best place to live in England for 2023 according to Muddy Stilettos. Foxholes Hill being the most desirable location, rivalling Sandbanks and Salcombe.

Summary of accommodation

Ground Floor: Sun room | Sitting/dining room | Kitchen/breakfast room | Bedroom/study | Utility | Cloakroom

First Floor: Principal bedroom with en suite shower room
Two further bedrooms | Family bathroom

Second Floor: Attic

Outside: Garage | Garden

In all about 0.49 acres

Distances

Exmouth town centre 1.0 miles, Exmouth station 1.3 miles (32 minutes to Exeter St. David's), M5 Junction 30 8.4 miles, Exeter Airport 10.4 miles (1 hour to London City Airport), Exeter city centre 11.4 miles, Exeter St. David's station 12.6 miles (2 hours to London Paddington)
(All distances and times are approximate)



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Location

The property is located in the most desirable part of Exmouth, and one of the most sought after areas of the South coast.

Moments from Exmouth Beach and Orcombe Point, and within easy reach of the restaurants and cafés of The Waterfront and Exmouth's vibrant piazza style town centre.

Celebrity chef Michael Caines MBE is the town's top culinary name, having launched the nearby Michelin-starred Lympstone Manor five years ago, he's since opened Mickey's Beach Bar at the new Sideshore development on the beachfront.

Exmouth is a water sports paradise, sailing, kitesurfing, fishing and rowing - in addition to equestrian and golfing pursuits (award winning East Devon and Woodbury park Golf Clubs). Coastal and country walks plus cycle tracks along the Exe to Topsham and Budleigh Salterton.



The town enjoys a beautiful coastal position on Devon's south coast, where the River Exe meets the sea. The cathedral city of Exeter is only 11 miles away with its fast intercity railway access to London (fastest trains just over 2 hours), Exeter International Airport, M5 motorway and excellent shopping and leisure facilities, including award winning Princesshay Shopping centre, boutiques, open air markets, restaurants, cafés and wine bars.

The property

A unique opportunity has arisen for those seeking an exceptional coastal property.

This four bedroom detached property on Foxholes Hill, Exmouth, Devon offers breathtaking, panoramic views of the sea, estuary and countryside.

Nestled in a prime location, it boasts one of the best sea views along the British coastline, creating a truly extraordinary living experience.

The property itself presents a wealth of potential, providing ample space for both relaxation and entertainment. The four spacious bedrooms offer comfortable accommodations for a growing family or guests, while the vast garden which faces directly towards the sea offers tranquillity or indeed the chance to play croquet! The interior design can be tailored to meet your individual preferences, allowing you to create a home that is uniquely yours.



The property's location offers not only stunning views and beach access but also convenient access by foot or bicycle to the charming town of Exmouth. Explore the local shops, enjoy fresh seafood at seaside restaurants, or embark on leisurely walks along the beautiful coastline.

Acquiring this property provides a rare opportunity to live in a place where the changing moods of the sea, watching the sail boats, kite surfing and the ever shifting sand banks, becomes an integral part of your daily life.

Whether you are looking for a peaceful retreat, a family home, or an investment opportunity, this property offers limitless potential and an unrivalled coastal living experience.

Don't miss out on the chance to own one of the most coveted sea views in all of Britain.

Direct access to Jurassic coastal path.

From the end of the top garden there is a wooden gate that leads directly onto the Jurassic coastal path, this path takes you straight down to the golden beaches of Exmouth.

Garden and grounds

At the front of the house, the driveway provides parking space for several vehicles and access to the integrated double garage. The rear garden is southwest-facing and welcomes plenty of sunlight throughout. It is perfectly oriented to overlook Exmouth Beach and affords stunning views out to sea and across the bay towards Dawlish Warren.

The garden also includes a sunny paved terrace at the back of the house and a beautiful rolling lawn with border trees and hedgerows facing towards the sea. There are also well-stocked flowerbeds with an array of colourful flowers and plants.

Services

Own - gas, electric, water, and internet to the house.



Directions (Postcode EX8 2DF)

what3words///richer.watch.cabin

Property information

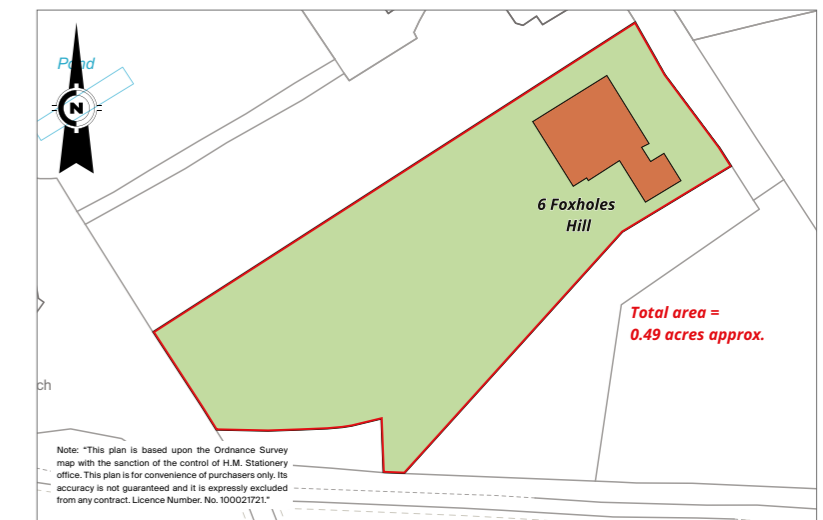
Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC Rating: D

Guide Price: £2,500,000

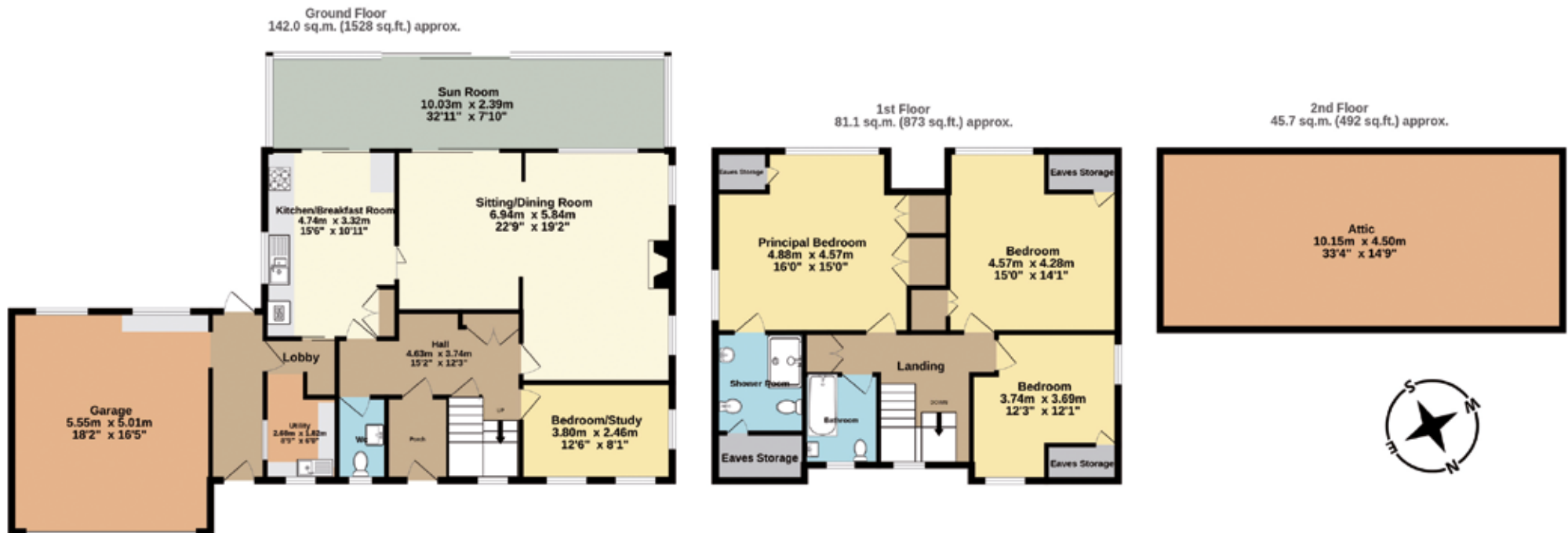


Approximate Gross Internal Floor Area

268.8 sq m (2893 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated June 2023.

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