



# 1 THE RED LODGE

Elwyn Road, Exmouth, Devon





## A FINE PERIOD HOME

With elegant period styling, located in the sought-after “Avenues” in Exmouth, and within a mile of the seafront and beach.

### Summary of accommodation

**Ground Floor:** Storm Porch | Porch | Entrance Hall | Drawing room | Dining room | Garden room | Kitchen/ breakfast room/sitting room | Pantry/Utility | Cloakroom | staircase with stained glass window

**First Floor:** Landing/study area | Three double bedrooms including Principal bedroom with en suite | Family bathroom

**Outside:** Gated driveway | Garage | Covered entertaining area | Alfresco dining areas | Gardens | 0.35 acre plot

**Distances:** Exmouth town centre 1.0 miles, Exmouth station 1.4 miles (32 minutes to Exeter St. David’s), M5 Junction 30 7.7 miles, Exeter Airport 9.6 miles (1 hour to London City Airport), Exeter city centre 10.8 miles, Exeter St. David’s station 12.0 miles (2 hours to London Paddington)  
(All distances and times are approximate)

Local Authority: East Devon District Council

Council Tax band: F

Tenure: Freehold

EPC Rating: C

**Guide price: £895,000 - £925,000**





# LOCATION

The property is in a sought-after position, within a mile of Exmouth town centre and seafront, yet backing onto beautiful open countryside.

Exmouth enjoys a beautiful coastal position on Devon’s south coast, where the River Exe meets the sea. The town is a traditional resort with a promenade, elegant Georgian architecture and a bustling centre. There is a diverse selection of shops, places to eat and things to do, including top quality water sports such as windsurfing and kite-surfing, and fantastic routes for cycling and walking. The town has a two-mile sandy beach and a popular marina as well as a train station with a direct line to Exeter. There is also a good selection of primary, secondary and private schools.

For keen walkers there is access nearby to many miles of coastal path starting at ‘The Needle’ at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an ‘Area of Outstanding Natural Beauty’ and offers further exceptional walks and a cycle path leading to Lympstone. There is also a cycle path to Budleigh Salterton. The opportunities to enjoy a variety of water sports in addition to equestrian and golfing pursuits in the area are also plentiful.

The Cathedral City of Exeter is only 12 miles away with its intercity railway station, international airport, connection to the M5 motorway and great business and retail opportunities with a modern shopping precinct, speciality boutiques, open air markets, restaurants, cafes and wine bars.

# THE PROPERTY

This elegant period family home features attractive elevations of red brick, tile, white render and timber framing, while inside the accommodation is light and spacious with high ceilings and attractive period details, including original fireplace, ceiling cornicing and herringbone wooden flooring,, and ornate light fittings, alongside stylish modern décor.



The ground floor provides four flexible, comfortable reception rooms including the dual aspect drawing room, which welcomes plenty of natural light through its sunny south and west-facing bay windows, as well as featuring a woodburning stove recessed into the original fireplace. Further reception rooms include the formal dining room, which features a stove and benefits from a large window affording views across the gardens and creating a sense of space and light. There is also a sunny garden room which opens directly onto the gardens, and an open-plan kitchen, breakfast area and sitting area at the heart of the home.

The kitchen itself offers plenty of storage in modern fitted units to base and wall level, and quartz worktops. There are also integrated appliances by Neff, including dual ovens, an induction hob, extractor hood, fridge/freezer and dishwasher. The adjoining utility room provides further useful home storage and space for appliances.

The impressive staircase with stunning stained-glass window brings light to the spacious first-floor landing, which is used as a study area. The landing leads to three well-presented double bedrooms including the generous principal bedroom with its built-in wardrobes and en suite shower room. There is also a family bathroom with dual washbasins and a separate shower unit.







## GARDEN & GROUNDS

The property is approached by a gated gravel driveway which provides parking for multiple vehicles. To the side of the driveway is a single garage and a wood store. The property is surrounded by approximately a quarter of an acre of mature outstanding south facing gardens. The borders are well stocked with specimen plants, shrubs and trees including a Paulownia (Foxglove tree), Olive trees, Wisteria and a variety of fruit trees including a Medlar, Victoria Plum and fig. There is a wildlife pond with a decked seating area, a large covered entertainment area, pretty shaded gazebo, a patio and alfresco dining area which face the sunny lawn. The gardens provide a sense of privacy and serenity. The gravelled pathways meander around the sides of the garden that lead to the greenhouse, outdoor shed and further wood stores. There is a delightful vegetable garden stocked with fruit trees, raspberry canes and bushes.

## PROPERTY INFORMATION

**Services:** Mains gas, electricity, water and sewerage. Gas central heating. Electric car charger. Dedicated broadband line. House security alarm

**Postcode:** EX8 2EL

**what3words:** ///metals.reap.trader)



Approximate Gross Internal Area  
246.5 sq.m. (2653 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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