



HORIZONS

River Front, Exton, Devon



LOCATED ON ONE OF THE MOST DESIRABLE ADDRESSES IN EAST DEVON

With stunning views along the Exe Estuary, a five bedroom detached home offering adaptable accommodation with driveway parking and garden.

Summary of accommodation

Reception hall | Open plan kitchen/dining room | Sitting room | Study | Three ground floor bedrooms
Two first floor bedrooms | Study | Two bathrooms | Conservatory

Distances: Exeter city centre 7.6 miles, Exeter St. David's station 8 miles (2 hours to London Paddington)
M5 (Jct 30) 3.9 miles, Exeter Airport 7.2 miles (1 hour to London City Airport)
(All distances and times are approximate)

Guide price: £1,250,000

SITUATION

Exton is a popular East Devon village on the banks of the Exe Estuary, between Exeter and Exmouth. In the village is a church, village hall, petrol station with shop and the popular Puffing Billy gastro pub. There is an active community with clubs and societies and also a railway station on the branch line providing regular services between Exmouth and Exeter Central. The Exe Estuary is one of the most important estuaries in Europe for wildlife, particularly birds, and includes sites such as Exminster Marshes and the Old Sludge Beds. Nearby Topsham is famed for it’s shipbuilding and maritime history. The Exe Estuary Trail is a 16 mile mainly flat cycle and walkway all around the estuary, taking in Exton and several pretty villages including Topsham, Lympstone and Starcross and there are RSPB reserves near Topsham and Dawlish Warren. There are various ferries across the estuary, such as Topsham to Turf Locks. At nearby Exmouth is a sandy beach and marina providing facilities for sailing and other watersports. Near Topsham is Dart’s Farm shopping village, winners of the Farm Retail Awards best farm shop in the UK in 2025 and offering restaurants, cafés, shops, wellness spa etc.



The university and cathedral city of Exeter provides extensive shopping, cultural and sporting facilities, as well as access onto the M5 motorway, station with mainline connections to London (Paddington and Waterloo) and an airport.

HORIZONS

Located on the banks of the River Exe, a short walk to the train station and Puffing Billy, Horizons is a spacious family home enjoying beautiful views along the length of the Exe Estuary.

The property has recently been upgraded by the current owners to create an adaptable layout with several bedrooms being on the ground floor.

As you enter the property, directly ahead is a useful study and on the right a door leads into one of the principal bedrooms with French doors out to the garden, a feature window enjoying beautiful views of the estuary and benefitting from an en suite shower room.

On the left of the entrance is a modern kitchen/dining room fitted with a range of base, wall and drawer units and a range of fitted appliances with an opening into a cosy sitting room with wood burner and patio door out to the garden allowing you to sit and enjoy direct views over the estuary.

Further along is a hallway with a staircase rising to the first floor and a door out to the garden. Leading off the hallway are two further bedrooms and a downstairs shower room. One of these rooms could also be used as a dining room with direct access into a conservatory.

On the first floor are two further bedrooms with stunning views along the estuary and facing South West towards the Haldon Hills. On this floor is a WC and an area between the two bedrooms that could be utilised to create further accommodation on this floor with potential, subject to planning to create additional living accommodation or a balcony.

From the larger of the bedrooms a feature window looks North along the railway and estuary towards Topsham.





GARDEN AND GROUNDS

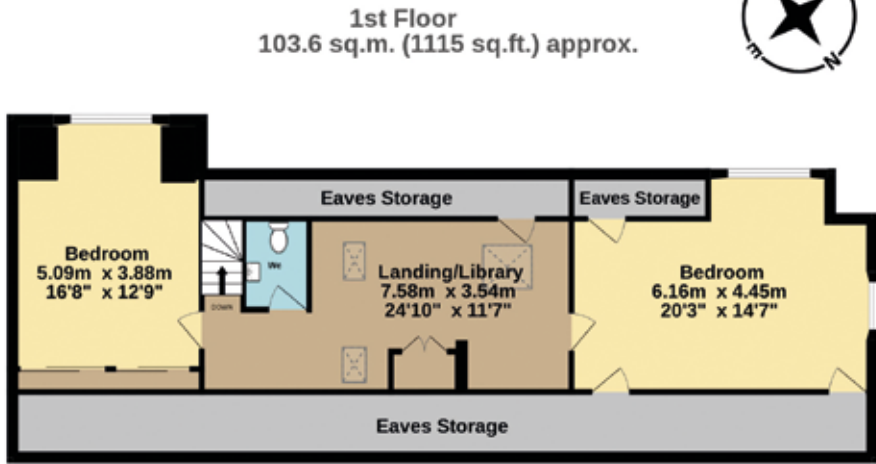
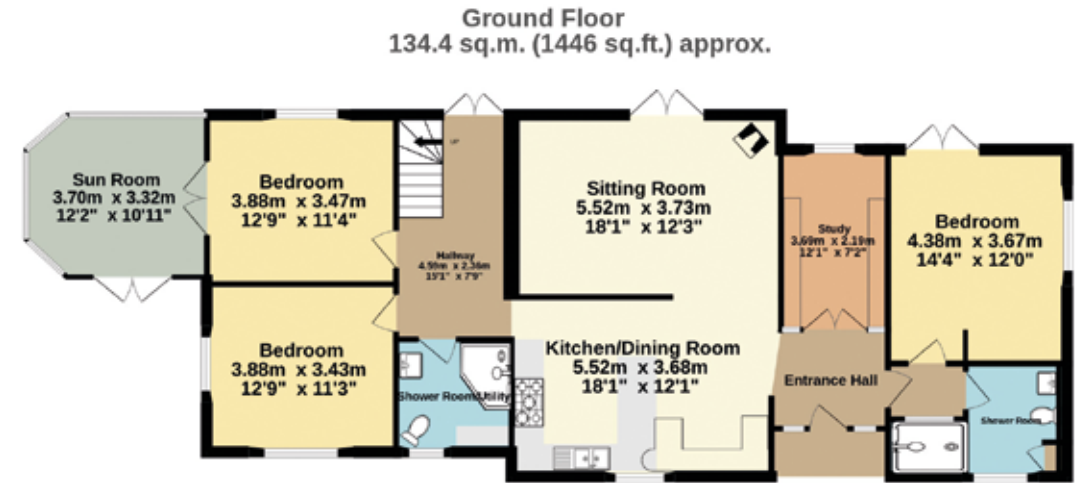
To the right of Horizons is a parking area for a number of vehicles and to the rear a patio running the length of the property, giving a wonderful area for outside dining and to enjoy the view. On the South side is an area of lawn with a timber shed bordered by a high hedge giving a good degree of privacy.

PROPERTY INFORMATION

Services: Mains gas, private drainage and electricity.
Tenure: Freehold
Local Authority: Exeter City Council
Council Tax: Band G
EPC Rating: C
Directions : [///belly.scorpions.going](#) - EX3 OPR



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



Approximate Gross Internal Area
238.0 sq.m. (2561 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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