



SANCTUARY HOUSE

Topsham, Devon



A BEST IN CLASS WATERFRONT HOME WITH OUTSTANDING VIEWS AND SUSTAINABLE FEATURES

Overlooking a nature reserve and the Exe Estuary. Creating a wonderful sense of calm within easy walking distance of the much sought-after town of Topsham.

Summary of accommodation

First Floor: Hallway | Cloakroom | Open plan kitchen/sitting/dining room/bar | Pantry | Studio/bedroom | Gallery

Ground Floor: Entrance and reception hall with lift | Principal bedroom/dressing room/bathroom suite | Guest bedroom/shower room suite | Bedroom three/study | Cinema room | Utility room | Plant room

Outside: Integral garage | Parking areas | Decked terraces | Landscaped gardens

Distances: Topsham Station 0.6 miles, Exeter City Centre 4.7 miles, M5 (Junction 30) 3.5 miles

Exeter Airport 6.6 miles, Exmouth Beach and Marina 7 miles

(All distances are approximate)

SITUATION

Sanctuary House is situated on the private no through road of Mount Howe, on the edge of Topsham, overlooking the RSPB Bowling Green Marsh riverside nature reserve and bird sanctuary, at the junction of the River Exe and River Clyst.

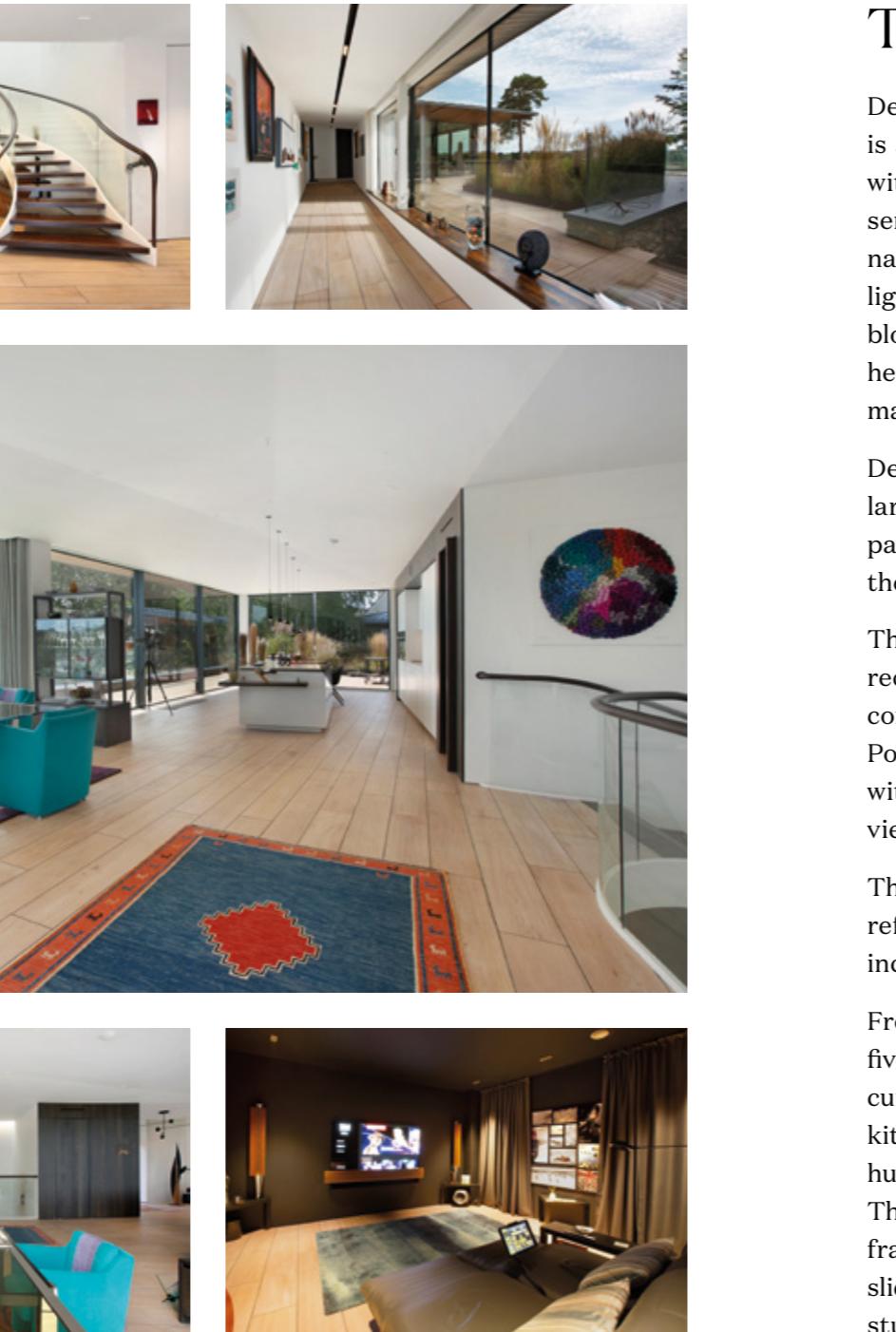
Topsham is a small, idyllic town, known as one of the finest estuary towns in the south west and famous for its shipbuilding, maritime history and annual Charter Day.

Within the town is an excellent selection of restaurants, cafés, pubs and a variety of independent shops and galleries. There is a school, doctor's surgery, sailing club, open air swimming pool, bowling club, tennis club and various other clubs and societies. Close by is the award winning Dart's Farm Shop, with its food hall and restaurants.

The Exe Estuary, including Bowling Green Marsh nature reserve, is one of the most important estuaries in Europe for wildlife, particularly wading and migrating birds. The Exe Estuary Trail is a 16 mile, mainly flat, cycle and walkway all around the estuary, taking in many pretty villages and there are ferries across the estuary, including from Topsham to the popular Turf Locks pub.

There is a station in Topsham with regular trains into Exeter City Centre in about 15 minutes and also along the estuary to Exmouth with its sandy beach, marina and facilities for sailing and other water sports. Further afield are the spectacular coastlines of East and South Devon and Dartmoor National Park.

There is quick access to junction 30 of the M5 motorway, Exeter Airport and also into the cathedral city of Exeter. This thriving City benefits from growth industries in Fin Tec and engineering as well as a very well regarded University. With its wide selection of cultural, culinary, shopping and sporting facilities, private and state schools and stations with mainline connections to London (Paddington and Waterloo) the area offers an outstanding lifestyle.



THE PROPERTY

Designed by award winning Barc Architects, working with the owners, this is a unique home and a tribute to modernity, with unusual design twists with its splays and angles. This is a balance of contemporary design with sensibility to its surroundings, maximizing the panoramic views of the nature reserve and estuary, while maintaining privacy. The result is a light-filled home embracing sustainability with large overhanging eaves to block harsh summer sunlight and features such as PV panels, air source heat pump, mechanical ventilation with heat recovery and Tesla battery, making the house an exemplar of energy efficiency.

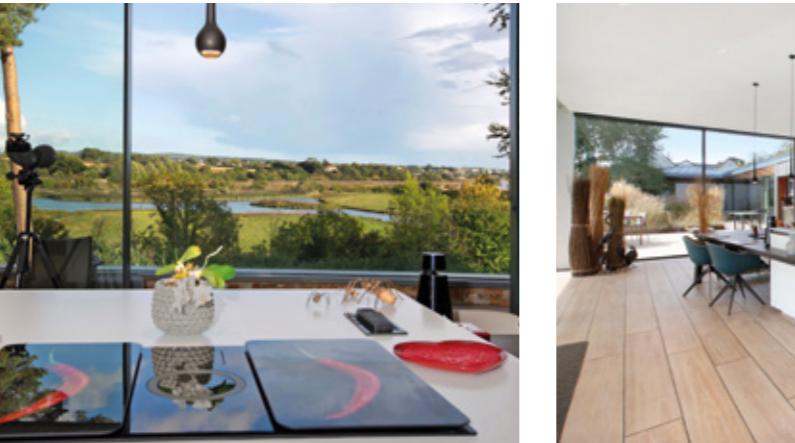
Designed and built in a pavilion style, the materials include stone cladding, larch, zinc, porcelain tiles and lime render. The solid stone base with glazed pavilion above provides a striking transparency connecting the interior to the landscape.

The house is accessed via a beautiful biometric front door with fingerprint recognition. The interiors have been designed for comfort and style, combining natural materials and soft lighting and the expansive Porcelanosa porcelain tiled terraces connect the house to its surroundings, with stunning views over the landscape. The rooms are oriented so the views can be enjoyed anywhere in the house on both floors.

The extra high and vaulted ceilings provide a sense of space, and spaces for reflection and areas for socializing and entertainment have been carefully incorporated.

From the ground floor entrance and reception hall, there is both a hydraulic five person lift and a sweeping helical staircase in Wenge wood, steel and curved glass, leading to the huge open plan main living area. There the fitted kitchen boasts surfaces in KRION from Porcelanosa and an Elica induction hub with integrated extraction. There is a fully fitted pantry off the kitchen. The main living area includes intimate sitting areas and a sculptural Corten framed gas fire as well as a dining room alcove and a bar. The large glazed sliding doors open to the terracing. The gallery, bathed in light, leads to the studio/bedroom.





On the ground floor is the cinema room with Bang and Olufsen TV and sound system and the principal suite with stargazing through the 2m roof light above the bed, dressing room with floor to ceiling Italian designed wardrobe cupboards and bathroom with bath with wildflower area and neighbouring nature reserve aspect.

Also there is a guest suite, further bedroom/study and door into the integral garage. There is also a separate accessible guest cloakroom.

The award winning design incorporates innovative use of emerging technology used in the wall, door and glass decoration by Ashley House Design. Other emerging technologies incorporated into the design include (a) adoption of Starlink-delivered broadband, (b) use of a digital weather station to programme Lutron blind systems, (c) DALI controls incorporated within each luminaire and (d) the use of RTI to provide user-friendly interface to most systems.

The environmentally sustainable design features include solar panels, air source heat pump, ground source heat exchanger, supporting Tesla battery, EV recharging point in the garage, Fabric Energy efficiency and low energy lighting.

There are integrated systems using Lutron, RTI and native apps, enabling the owner to establish pre-programmed settings or perform live interventions easily from iPads and iPhones whilst at home and away, thus, managing lights, blinds, heating, water feature, etc.

The entrance driveway leads to parking for up to 7 cars, integral garage and 4.5m turntable enabling easy drive-in/drive out facility.

The terracing around the house - the glazed balustrading, overlooking the nature reserve and estuary, as well as the living room, 'sundowner' and summerhouse decks, the shaded seating under the pergola and informal area by the small pond - all these provide idyllic outdoor sitting and dining areas with a choice of views at different times of day and season. There is also a fully equipped outdoor kitchen.





Around the house is a large wildflower meadow, ornamental grasses, planted borders and ponds - all of which encourage insects, butterflies and other flora and fauna. Also there is 50m of RSPB-approved traditional hedging, incorporating fruit trees, to attract birdlife.



The studio/bedroom sinks into the garden and the glazed gallery link to the main house creates an exterior courtyard.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains gas, electricity, drainage and water. Air source heat pump. Solar panels. MVHR system. Satellite broadband.

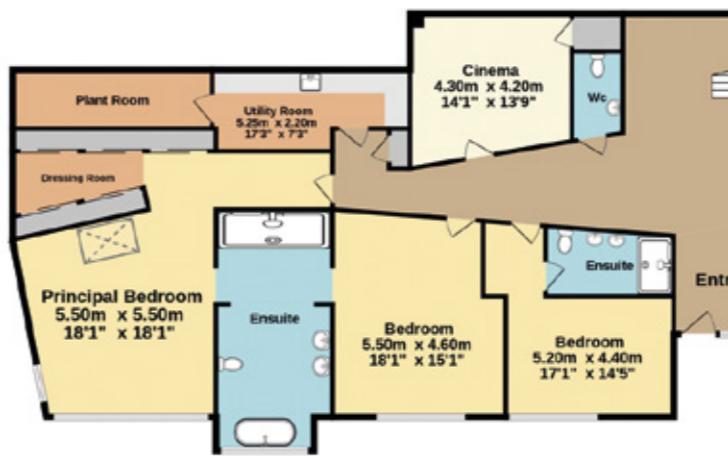
Local Authority: Exeter City Council: 01392 277888

Council Tax: Band G

EPC: B

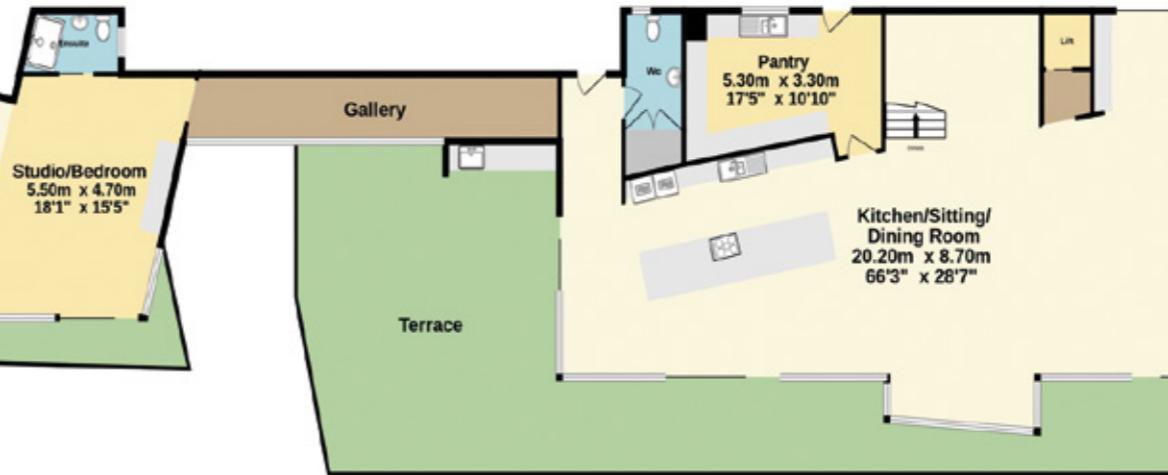


Ground Floor
252.0 sq.m. (2713 sq.ft.) approx.



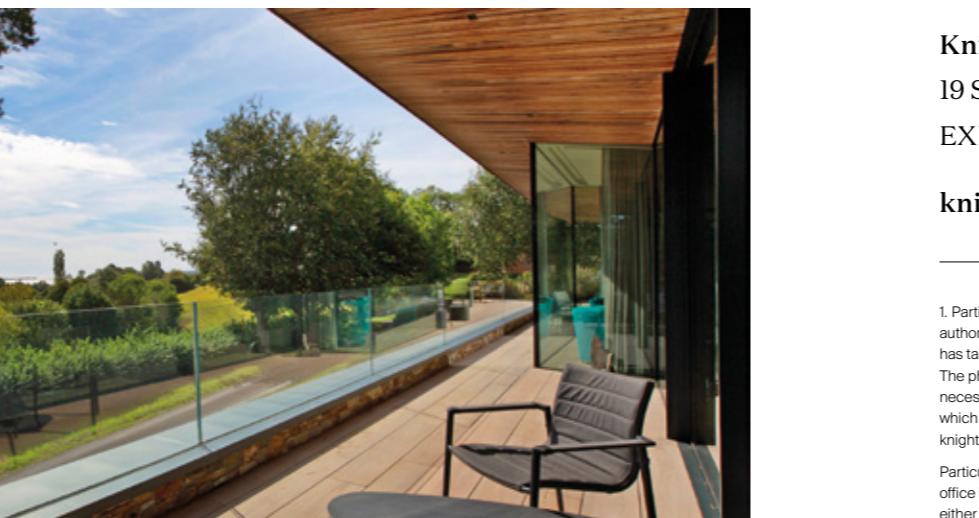
- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

1st Floor
230.0 sq.m. (2476 sq.ft.) approx.



Approximate Gross Internal Area
482.0 sq.m. (5188 sq.ft.)

This plan is for layout guidance only. Not drawn to scale or to exact. 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.



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