



Olive Tree Court,







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Broadhembury, Honiton, , EX14 3LN

Outstanding contemporary home in beautiful rural location.

- About 4,237 sq ft (394 sqm)
- Accessible location
- Amazing double height space
- 12 Kw PV with Tesla battery
- Freehold
- Quality finish
- Balcony & rural views
- 27' x 23' Main bedroom suite
- Double garage
- Council tax band G

Guide Price £1,400,000

Stags Honiton

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SITUATION

Positioned just off the A373 the property is in a fantastic rural location with electric gates for extra privacy between the popular villages of Broadhembury, Kentisbeare, Payhembury and Plymtree, each with primary schools, shop and pubs.

Set within the rolling hills of East Devon the property has easy access to road and rail network, with M5 and Paddington Line heading west and A30 and Waterloo to the east. The Jurassic coast at Sidmouth is to the south.

DESCRIPTION

This exceptional A-rated eco home, blends sustainability and contemporary luxury, using cutting-edge technology with elegant living spaces and breath-taking rural views.

GROUND FLOOR

The double-height entrance hall impresses with statement lighting and a striking feature wall. A bespoke staircase ascends elegantly to the first-floor gallery.

The expansive open-plan kitchen, dining, and sitting area is the heart of the home. Floor-to-ceiling bifold and trifold doors connect seamlessly to the sun terrace and level lawn. The sleek German kitchen features a substantial island, a Bora hob with integrated extraction, and premium Neff appliances. The vaulted dining area boasts feature lighting, while the cosy sitting area includes a curved wall, views across the garden and contemporary wood burner.

Two spacious ground-floor double bedrooms, one en-suite, are complemented by a luxury bathroom with a monsoon shower and freestanding whirlpool bath. A high-spec utility room adds practicality.





FIRST FLOOR

The galleried landing leads to a spectacular games room with panoramic views and a generous balcony.

The principal suite offers a super king-size bedroom, Juliet balcony, and an opulent en-suite with a sauna, freestanding bath, and Hansgrohe Axor double shower. A private dressing room with bespoke wardrobes completes this retreat. A further double bedroom is also on this floor.

OUTSIDE

Electric gates open to a striking contemporary residence set within landscaped gardens. A sweeping driveway leads to a parking bay with two EV charging points, with further parking and a detached double garage/workshop.

There is a fabulous south facing sun terrace and lawn are perfect for entertaining wonderfully private with the terrace gently raised allowing pleasing views across the grounds.

A garden office provides an ideal workspace, while a potting area with raised planters caters to green-fingered enthusiasts.

A sheltered area allows for table tennis, and an outdoor shower is ideal for pets and muddy boots.

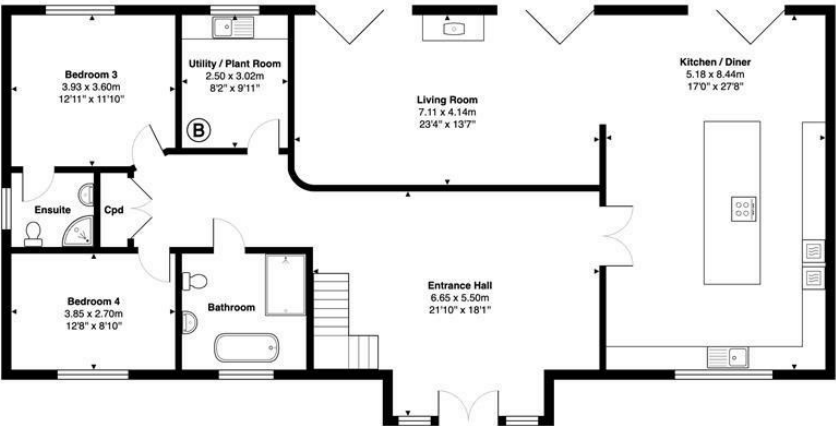
To the side is a gated gravelled space accommodates a motorhome or boat.

SERVICES

With a Tesla Powerwall, 12kW solar system, underfloor heating, and an air-source heat pump, it is as efficient as it is luxurious. There is the remaining part of a 10-year build warranty. Mains water and electric. Private drainage - treatment plant. Broadband up to 20 Mbps available. Three, O2 and Vodafone mobile networks available outside (Ofcom). Camara system on house, garage and gates.



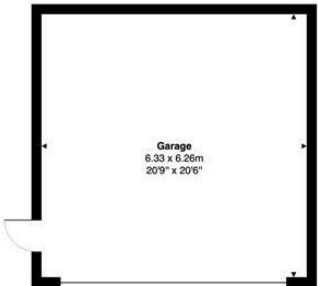
Olive Tree Court, Road Past Crammer Barton, Broadhembury, EX14 3LN



Ground Floor



First Floor



Total Area: 393.6 m² ... 4237 ft² (excluding balcony)
All measurements are approximate and for display purposes only



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



