



Guide Price £620,000
Rhyll House, 4 Henrietta Place, Exmouth, Devon, EX8 1LD





An extended late Georgian semi-detached villa with many features typical of the period and potential for a self-contained annexe within walking distance of Exmouth town centre and seafront.

- Spacious & versatile accommodation arranged over four floors
- Potential for a self-contained annexe
- Large sitting room
- Separate dining room & study
- Beautiful modern quality kitchen with built in appliances & separate utility room
- 4/5 bedrooms
- Second sitting room and three bath/shower rooms
- Gas central heating and extensive UPVC double glazing
- Substantial garage/workshop with an electric door
- Private and attractive front & rear gardens
- EPC = E
- Council Tax = E

Worth viewing because...

The property is situated within its own level, well maintained gardens with an attractive entrance courtyard to the front making a pleasant South facing private sun trap. To the rear lies an enclosed level garden with a brick paved patio and shrubs. A large garage/workshop is situated to the Eastern side of the plot providing parking with an electric door.

In more detail...

Rhyll House is late eighteenth century, late Georgian with Victorian and a modern addition on the second floor to provide an additional shower room/w.c. and storage space. It is typically symmetrical design and classic proportions including high ceilings with original ceiling cornices. There are many fine period fireplaces. The house has been sympathetically improved by the current owner over recent years and is well presented over its four floors. The large bay windows borrow a high degree of natural light to the versatile accommodation. The lower ground floor lends itself to either be arranged as additional accommodation or as a self-contained annexe subject to any consents. The accommodation overhaul includes a large sitting room with a feature period fireplace, traditional dividing screen to formal dining room, quality fitted Toby's kitchen/breakfast room including built in appliances. These include a gas Rangemaster cooker, dishwasher and a fridge/freezer. There are two generous double bedrooms on the first floor as well as a study/bedroom 5 and a well-appointed bathroom/w.c. On the second floor there are two further bedrooms. One of which boasts attractive views across Exmouth's roof tops, the estuary and beyond. There has also more recently been an extension to provide another modern shower room/w.c. and storage space. The property also benefits extensive UPVC double glazing and gas central heating.

The coastal town of Exmouth...

The property is situated in the town centre and is convenient for the train station and seafront. For keen walkers there is access 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 Lypstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.....

Bear in mind...

This is an exciting opportunity to purchase such a unique and versatile property in the town centre arranged over four storeys with a large garage/workshop. To avoid disappointment an early viewing is highly recommended.

Directional note

What3words:///good.earth.wicked

Room sizes

Family Room/Living Room

15' 1" (4.60m) x 14' 5" (4.39m):

Reception Room/Bedroom

17' 2" (5.23m) x 9' (2.74m):

Utility/Kitchen

8' 3" (2.51m) x 6' 11" (2.11m):

Shower room/w.c.

6' 8" (2.03m) x 5' 2" (1.57m):

Sitting room

17' 1" (5.21m) x 16' 8" (5.08m):

Dining room

13' 1" (3.99m) x 10' 9" (3.28m):

Kitchen

18' 10" (5.74m) x 6' 11" (2.11m):

Bedroom 1

17' 4" (5.28m) x 6' 9" (2.06m):

Bedroom 3

13' 1" (3.99m) x 10' 9" (3.28m):

Bedroom 5/Study

8' 8" (2.64m) x 7' 3" (2.21m):



Bathroom/w.c.

8' 4" (2.54m) x 7' (2.13m):

Bedroom 2

17' 11" (5.46m) x 13' 9" (4.19m):

Bedroom 4

12' 7" (3.84m) x 9' 6" (2.90m):

Shower room/w.c.

10' 2" (3.10m) x 7' (2.13m):

Garage/workshop

37' 4" (11.38m) x 15' 3" (4.65m):

Tenure: Freehold

Services: All mains services are connected



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

