£1,400,000

Isca Lodge, 4 Isca Road, Exmouth, EX8 2EZ

Hall & Scott
ESTATE & LETTING AGENTS

A substantial five bedroom Edwardian detached home with an attached self-contained one-bedroom annexe, in a tucked-away and highly sought-after location, with impressive period features throughout.
Set in just over half an acre of south facing mature gardens with extensive parking and lapsed planning consent for a further dwelling.

- **Impressive reception hall with sweeping staircase**
- **Three reception rooms - two with bay windows**
- **Large ground floor study**
- **Kitchen/Breakfast room with bi-fold doors to the garden**
- **Utility room**
- **Downstairs Cloakroom**
- **Five generous bedrooms - Master with en-suite bathroom**
- **Family bathroom**
- **Attached one bedroom annexe - currently successfully rented out as an Airbnb**
- **Double glazing & central heating**
- **Approximately half an acre of mature, landscaped gardens with a private terrace**
- **Long private driveway with parking for approximately 12–14 vehicles**
- **Lapsed planning consent for a further house within the garden**

DESCRIPTION: A beautifully proportioned detached Edwardian residence nestling in a highly desirable backwater offering excellent seclusion yet lying within a short distance of the town centre and the beach. The house is of brick cavity wall construction under a slate roof and has the benefit of a self-contained annexe at the side which is ideal for a relative or for potential income. The annexe is currently rented out as a successful Airbnb bringing in a good secondary income. Isca Lodge stands in just over half an acre of mature, landscaped gardens and there is ample parking for 12-14 vehicles. The house retains mainly fine period features and there are well preserved original fireplaces in several reception rooms and four of the bedrooms.

The accommodation comprises (all measurements are approximate):-
GROUND FLOOR

ENTRANCE. Part glazed door to…
ENCLOSED RECEPTION PORCH. Tiled flooring. Door to…
RECEPTION HALL. Impressive sweeping turned staircase to first floor. Attractive stained-glass window to the side. Dado rail. Two radiators. Wood strip flooring. Deep walk-in recess for coats and shoe storage. Ornate coved ceiling and central ceiling rose.
DRAWING ROOM 19'2 (5.84m) x 17'1 (5.2m) Large bay window. Two double radiators. Television aerial point. Ornate coved ceiling. Exposed floor timbers. Large fireplace with wood burning stove .Door to…
SUNROOM 13' 6" (4.11m) x 10' (3.05m):
Tiled floor. Underfloor heating. Door to large south facing patio. Windows to all sides. Two Velux windows. Power points and lights.
DINING ROOM 21'10 (6.65m) x 12'10 (3.91m) Bay window looking towards the garden. Panelled ceiling. Dado rail. Two double radiators. Period fireplace with beautifully tiled relief and hearth and carved wood surround with cast iron inset.

Hall & Scott
ESTATE & LETTING AGENTS

STUDY 14' (4.26m) x 12'8 (3.86m) Double doors to large south facing patio garden. Radiator. Large double floor standing cupboard with double glazed fronted display cupboards.
CLOAKROOM White suite comprising low flush WC. Pedestal wash hand basin. Part tiled walls. Space for storage of white goods. Shelving. Radiator. Large double storage cupboard.
UTILITY / BOILER ROOM Gas fired boiler for central heating and hot water tank. Plumbing for washing machine and space for a tumble dryer. Tiled flooring. Wall shelving.
KITCHEN BREAKFAST ROOM 22'8 (6.9m) x 12'10 (3.91m) An excellent room with double glazed bi-fold doors leading out onto the rear terrace. Feature fireplace. Built-in cupboards. Tiled floor. Underfloor gas heating with separate thermoset. The kitchen area has Corian worktop surfaces in tiled splashback with inset one and a half bowl sink with drainer and Quooker boiling water/mixer tap. Grey fronted cupboards and drawers under with integrated dishwasher. Fitted Falcon Range style cooker with glass splashback and matching extractor. Matching wall mounted cupboards. Space for American style fridge freezer. Breakfast bar. Double glazed sash windows to rear and to side. Tiled floor.

FIRST FLOOR

LANDING Access via a fine turned staircase from the ground floor. Double radiator. Ornate coved ceiling. Two ceiling roses. Storage recess and storage cupboard. Door to…
MASTER BEDROOM 19'2 (5.84m) x 17' (5.18m) A lovely double aspect room with a wide angled bay window. Range of fitted wardrobe cupboards and storage. Door to…
EN-SUITE BATHROOM 11' 10" (3.61m) x 9' 11" (3.02m): Modern white suite comprising free standing roll top bath. Large shower cubicle with mains unit connected. Low level WC. Wash hand basin with mixer tap in tiled splashback with storage under. Wall mirror and part tiling. 3 Windows. Radiator. Underfloor heating.
BEDROOM 2 21'9 (6.62m) x 12'10 (3.91m) Fine period fireplace with ornate cast iron surround and tiled relief. Angled bay window. Double radiator. Fitted floor standing shelved unit.
BEDROOM 3 14'6 (4.42m) x 12'10 (3.91m) Double radiator. Views over the garden. Ornate period fireplace with cast iron relief. Fitted wardrobe unit.
BEDROOM 4 14'2 (4.31m) x 12'8 (3.86m) Double radiator. Ornate cast iron period fireplace. Views over the garden.
BEDROOM 5 12'10 (3.91m) x 10'6 (3.2m) Corner period fireplace with inset ornate cast iron surround. Views over the garden.
BATHROOM 10' 2" (3.10m) x 10' (3.05m): Modern white suite comprising panelled bath with mixer taps. Sink with mixer tap and storage under. Corner shower unit with mains shower and tiled walls. Low level WC. Under floor heating. Radiator.

SELF-CONTAINED ANNEXE Attached to the side of Isca Lodge, the excellent ground floor annexe provides spacious and well-appointed accommodation with its own independent entrance and facilities. Currently successfully run as an Airbnb, it offers an attractive opportunity for additional income, or could equally be used for multi-generational living, guests or home working.
ENTRANCE HALL Door to…
SITTING / DINING ROOM 21' (6.4m) x 13' (3.96m) A splendid triple aspect room with double doors to outside. Two radiators. Two wall light points. Attractive outlook over the gardens.
KITCHEN 10' (3.05m) x 9'10 (2.99m) A range of wall mounted and floor standing cupboards with inset four ceramic ring hob unit and fitted oven. Integrated 3/4 dishwasher. One and a half bowl sink unit with mixer tap in tiled surround with single drainer. Part tiled walls. Recess for fridge. Window overlooking garden.
BEDROOM 10' (3.05m) x 9'8 (2.94m) Large double wardrobe. Cupboard. Radiator. Window. Charming outlook.
BATHROOM White suite comprising Separate shower cubicle. Low flush WC. Wash hand basin with mixer tap. Part tiled walls. Underfloor heating. Radiator. Window.

Hall & Scott
ESTATE & LETTING AGENTS

UTILITY ROOM 8'5 (2.56m) x 5'10 (1.78m) Space for washing machine. Wall mounted Vaillant gas fired boiler for central heating. Door to patio.

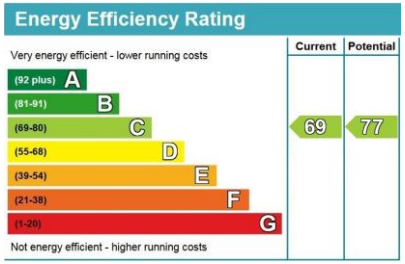
OUTSIDE: Isca Lodge is approached over a long curved private driveway giving access to a large parking area for 12-14 vehicles. The gardens are a particular feature of Isca Lodge, extending principally to two sides of the house and enjoying a wonderful sense of privacy and seclusion. Set within approximately half an acre, the gardens feature broad sweeping lawns, established beds and borders and a mature mix of shrubs, palms, trees and flowering plants, creating colour and interest throughout the seasons.
A large, paved patio provides an excellent space for outdoor dining and entertaining, with a purpose-built seating area enjoying views across the gardens. There are also two garden stores and generous areas of lawn. There is a side pedestrian gate leading onto the footpath of Long Lane. The gardens also benefit from lapsed planning permission for the construction of a detached house, offering potential for future development, subject to any necessary consents.

DIRECTIONS: Proceeding into Exmouth via the A376, stay on the road until reaching the train station on the right-hand side and take the first left at the roundabout and at the next roundabout take the right hand exit and follow the road up through the town and past Holy Trinity Church on the right. At the top of the hill cross over the roundabout taking the second exit onto Rolle Road. Follow the road around to the left and onto Douglas Avenue. After the right hand turn onto Maer Road, take the left turn onto Isca Road. Follow the road around to the right, at the fork and Isca Lodge is sign posted to the left.

WHAT3WORDS: ///shapes.grow.laser
TENURE: Freehold
COUNCIL TAX: G - £4295.45

TOTAL FLOOR AREA : 3758 sq.ft. (349.1 sq.m.) approx.

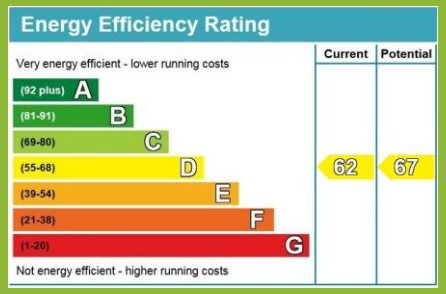
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026



Telephone:
01395 265530
Email:
exmouth@hallandscott.co.uk
Website:
www.hallandscott.co.uk
Address:
Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

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.