



The Hideout, Exmouth, Devon







A magnificent **contemporary home** with luxury styling, in a sought-after Exmouth position with sea views.

Summary of accommodation

Ground Floor: Sitting/dining room | Kitchen/breakfast room | Study | Gym | Cinema | Cloakroom

First Floor: Principal bedroom with dressing room and en suite bathroom | Two further bedrooms | Family bathroom

Secondary Accommodation: Annexe

Outside: Garage | Sun deck | Gardens | Swimming pool

Distances

Exmouth town centre 1.1 miles, Exmouth station 1.5 miles (32 minutes to Exeter St. David's), M5 Junction 30 8.1 miles

Exeter Airport 10.0 miles (1 hour to London City Airport), Exeter city centre 11.4 miles

Exeter St. David's station 12.4 miles (2 hours to London Paddington)

(All distances and times are approximate)



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Location

Nestled in the picturesque coastal town of Exmouth, this contemporary masterpiece showcases luxury and functionality at its finest. The main residence features sleek architectural lines, large windows, and an open-concept design that seamlessly merges indoor and outdoor living. Boasting a fully equipped gym, fitness enthusiasts can enjoy their workouts without leaving the comfort of home. For those seeking relaxation and entertainment, the cinema room promises an immersive audiovisual experience. Outfitted with state-of-the-art technology and plush seating, it's the ideal setting for movie nights or gaming marathons.

Adjacent to the main dwelling, an elegant separate annexe offers both privacy and convenience. This versatile space could serve as a guest suite, home office, or an artist's retreat, providing endless possibilities for personalisation.

Situated just a stone's throw from Exmouth's breathtaking coastline, this contemporary home redefines modern living. With its luxurious amenities, including a private gym and a cinema room, paired with the flexibility of a separate annexe, it offers a harmonious blend of comfort, style, and functionality, making it a true gem in this idyllic coastal community.





Exmouth enjoys a beautiful coastal position on Devon's south coast, where the River Exe meets the sea. The town is a traditional resort with a promenade, elegant Georgian architecture and a bustling centre. There is a diverse selection of shops, places to eat and things to do, including top quality water sports such as windsurfing and kite-surfing, and fantastic routes for cycling and walking. The town has a two-mile sandy beach and a popular marina as well as a train station with a direct line to Exeter. There is also a good selection of primary, secondary and private schools.

For keen walkers there is access nearby 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 Lymptone. There is also a cycle path to Budleigh Salterton. The opportunities to enjoy a variety of water sports in addition to equestrian and golfing pursuits in the area are also plentiful.

The Cathedral City of Exeter is only 12 miles away with its intercity railway station, international airport, connection to the M5 motorway and great business and retail opportunities with a modern shopping precinct, speciality boutiques, open air markets, restaurants, cafés and wine bars.

The property

The Hideout is a stunning modern detached home that offers circa than 4,200 square feet of immaculate luxury accommodation with plenty of natural light throughout, and magnificent views across the surrounding countryside.

The décor is clean and neutral throughout, with elegant styling and high-quality, bespoke fittings. The property benefits from full-height windows, Ultra slim aluminium sliding doors with solar protection glass opening onto the gardens and an impressive atrium with a skylight overhead, which provides a sense of space and light.

The main reception room is the 33ft sitting and dining room, with its galleried landing above and sliding glass doors opening onto the splendid rear gardens. The well-proportioned kitchen and breakfast room also features sliding glass doors to the gardens and includes a large central





island with a breakfast bar and Corian worktops, chic fitted units and integrated Siemens appliances.

The ground floor has three further comfortable reception rooms with several uses. There is a study overlooking the gardens, a home gym and a cinema room, as well as a useful utility room for further household storage and appliances.





Upstairs, the landing has space for a seating area while there are three beautifully appointed double bedrooms. These include the generous principal bedroom with its dressing room and en suite bathroom. The first floor also has a family bathroom with a separate walk-in shower.

Garden and grounds

At the front of the property there is a driveway with plenty of parking space and access to the integrated garage. There is also an annexe at the front with useful further accommodation including a shower room. The annexe could also be used as a home office if required. The garden to the rear is southeast-facing and includes an elevated terrace, swimming pool, an area of lawn and far-reaching views across the surrounding fields.

Services

Mains water

Directions

Postcode: EX8 2HE

what3words: ///clock.grows.ending

Property information

Tenure: Freehold

Local Authority: East Devon Council

Council Tax: Band ????

EPC Rating: A

Guide Price: £000,000



Approximate Gross Internal Floor Area
408.3 sq.m. (4395 sq.ft.)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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