

# The Last Resort

Exton, Devon





## One of the Exe Estuary's finest contemporary houses

Exeter City Centre 6 miles, M5 (junction 30) 3.5 miles, Exmouth 4.5 miles  
(All distances and times are approximate)



### Summary of accommodation

**Ground Floor:** Hallway | Open plan sitting room/dining room/kitchen | Games/cinema room | Office | Cloakroom | Utility room | Shower room

**First Floor:** Balconies | Principal bedroom/dressing room/bathroom suite | Four further bedroom/bathroom/shower room suites

**Outside:** Hard tennis court | Triple garage | Sun room | Conservatory | Store | Gardens | Paddock

In all about 5.46 acres

## Situation

Exton is a popular East Devon village on the banks of the Exe Estuary, between Exeter and Exmouth, and about midway between the villages of Topsham and Lympstone. In the village is a church, village hall, petrol station and the popular Puffing Billy gastro pub. There is an active community with clubs and societies and also a railway station on the branch line providing regular services between Exmouth and Exeter Central.

The Exe Estuary is one of the most important estuaries in Europe for wildlife, particularly birds, and includes sites such as Exminster Marshes and the Old Sludge Beds. Nearby Topsham is famed for its shipbuilding and maritime history and there are some delightful pubs, restaurants and cafés. The Exe Estuary Trail is a 16 mile, mainly flat, cycle and walkway all around the estuary, taking in Exton and several pretty villages including Topsham, Lympstone and Starcross and there are RSPB reserves near Topsham and Dawlish Warren. There are various ferries across the estuary, such as from Topsham to Turf Locks.

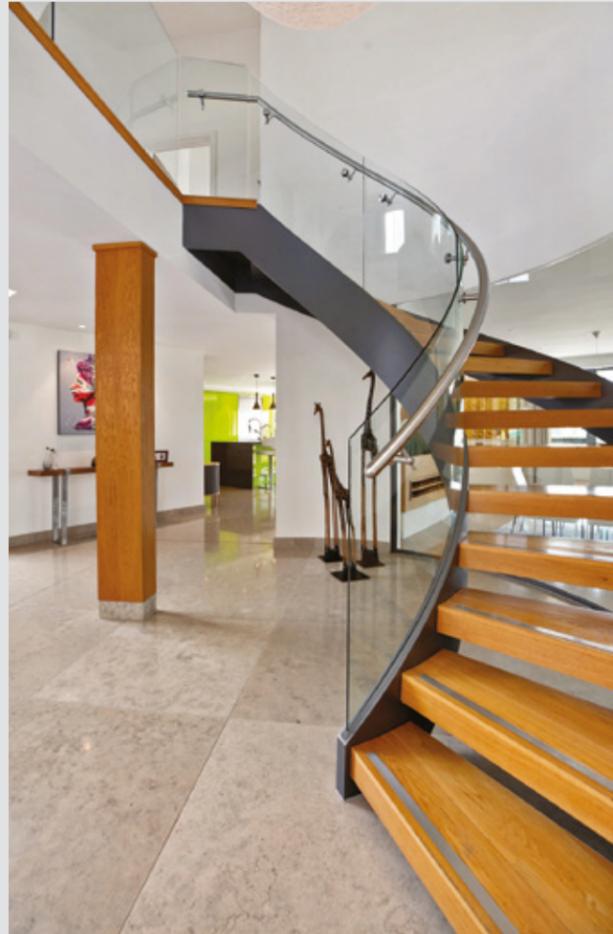
At nearby Exmouth is a sandy beach and marina providing facilities for sailing and other watersports.

Near Topsham is Dart's Farm shopping village, winners of the Farm Retail Awards best farm shop in the UK in 2025 and offering restaurants, cafes, shops, wellness spa etc.

The university and cathedral city of Exeter provides extensive shopping, cultural and sporting facilities, as well as private schools with Exeter School and The Maynard School and also Exeter College sixth form college. There is access on to the M5 motorway, station with mainline connections to London (Paddington and Waterloo) and an airport.

## The Last Resort

Built on the edge of Exton, at the end of a no through lane, overlooking the Exe Estuary, in 2013, The Last Resort is a stunning contemporary house.



Imaginatively and stylishly designed, its facings in different materials and a pleasing variety of differing roof lines create a most captivating and unique impression.

The house overlooks its extensive grounds, with spectacular views of the estuary beyond, and full use is made of the location, with focus on space and light in its spacious open plan rooms with glazed folding doors to terraces or picture windows and glazed doors to balconies, all benefitting from the glorious views.

The hallway has a sweeping curved staircase and opening through to the kitchen and the open plan sitting room/dining room/kitchen is a most impressive room with 39 foot sitting/dining area with glazed folding doors out to the terraces and views of the estuary.

There is a convex glazed panel to the stairway and hall and steps up to the stylish, ultra-modern, fully fitted kitchen with glazed doors to the terrace.





The games room also has glazed folding doors to the terraces and the stairs rise to the partly galleried landing walkway with glazed balustrades. All the bedrooms have either picture windows with glorious estuary views or glazed doors to balconies, or both, and the balconies, with glazed balustrading, also benefit from the spectacular estuary views. There are high quality modern fixtures and fittings throughout.





## Garden & grounds

The entrance driveway leads in to a broad parking and turning area in front of the house and, adjacent, is the triple garage. There are paved terraces on different levels around the house, including an enclosed courtyard area, providing idyllic outside sitting and dining areas overlooking the grounds and estuary beyond.

From the house a path leads through the gardens to the hard tennis court and there is also a sun room, conservatory, store and some raised beds within the gardens around the house.

To the rear the house overlooks an extensive, gently sloping, grass paddock.



# Property Information

**Services**

Mains water and drainage, Mains gas and electric, Central heating, EV charging point.

**Tenure**

Freehold

**Local Authority**

East Devon District Council  
01404 515616

**Council Tax**

Band H

**EPC Rating**

B

**Directions**

Postcode: EX3 0PW  
What3words: ///slung.fizzled.scared

**Viewings**

Viewing is strictly by appointment through Knight Frank or Savills.

**Guide Price**

Offers in excess of £4,000,000



Approximate Gross Internal Floor Area  
608.2 sq.m. (6547 sq.ft.)

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



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