



Holmbush, Ide, Exeter, Devon

Holmbush, Ide, Exeter, Devon EX2 9RB

An impressive contemporary family home with a separate one bedroom coach house and large gardens, situated on the outskirts of Exeter.

Exeter 1.6 miles, Exeter St. David's 2.2 miles (London Paddington 2hrs 9 mins), Exeter Airport 9.8 miles

Reception hall | Sitting room | Family room
Dining room | Office | Kitchen/breakfast room
Utility | Cloakroom | Principal bedroom with dressing room and en suite shower room
Four further double bedrooms, two with en suite shower rooms, one with dressing room
Bathroom | Coach house with open plan kitchen/sitting/dining room, bedroom and shower room | Ample parking | Garage
Garage/workshop | Detached Airbnb unit | Roof terrace | Large garden | EPC: B

The property

Built 8 years ago by the renowned architect Simon Spencer, Holmbush is a beautifully presented, contemporary home offering spacious and flexible accommodation. There are over 3,000 sq. ft. of light filled accommodation, as well as a one-bedroom coach house which provides excellent income or multigenerational living potential.

The ground floor accommodation is accessed from a welcoming reception hall, opening into a dining room with French doors to a fabulous exterior terrace. There is a well proportioned office, an extensive sitting room with bifold doors to another garden terrace, and a spacious Caple kitchen/breakfast room with a range of fitted contemporary units, quality integrated appliances, a large breakfast bar and full height glazing. Completing the ground floor accommodation is a generous size family room, a useful utility room and a cloakroom. On the first floor, Holmbush offers a spacious

principal bedroom with a fitted dressing room, substantial en suite wetroom with twin basin and showers and French doors to a wonderful roof terrace. There are four further double bedrooms, two on the second floor, and two with en suite shower rooms. Bedroom two also has a dressing room. A stylish family bathroom completes the accommodation.

The detached coach house offers ancillary accommodation to the main house and has an open plan kitchen/sitting/dining room on the first floor with a range of attractive fitted units, integrated appliances and a breakfast bar. There is a ground floor bedroom and wet room.

Outside

Holmbush is approached over a driveway offering private parking for multiple vehicles and giving access to the garage/workshop, second garage and the coach house. A low maintenance gravelled garden to the side of the property features a covered terrace area, ideal for al fresco dining, while the large garden to the rear is laid mainly to level lawn interspersed with mature trees and features a separate building currently used for Airbnb rental, this has electric heating plus three raised decked terraces and a paved terrace; all perfectly designed for entertaining.

Location

Holmbush is located in a tucked away location just 1.5 miles from the centre of Exeter. Exeter is the most thriving city in the South West and offers a wide choice of business facilities, cultural resources, theatres, art centres and a museum. There is a variety of excellent schools in Exeter, including Exeter School, Maynards Girls' School and the Cathedral School; whilst Exeter University is recognised as one of the best universities in the country. The M5 motorway provides links to Bristol, London and the national motorway network. Exeter St David's offers regular train services to London Paddington in just over two hours and Exeter Airport has a number of flights to domestic and international destinations.







Directions

From the Exe Bridges roundabout in Exeter, take the exit for Alphington Street/Exe Bridge South/A377. Take a slight left onto Cowick Street (B3212) and continue for approximately one mile before turning left onto Little John's Cross Hill. Follow the road to the end, turn left onto Balls Farm Road and the entrance to the property is found immediately on the right.

General

Local Authority: Exeter City Council.
Services: Mains water and electricity. Private drainage via a septic tank which we understand may not be compliant with current regulations. Further information is being sought. Air source heat recovery system.
Council Tax: Band F
Tenure: Freehold
Guide Price: £1,250,000

Exeter

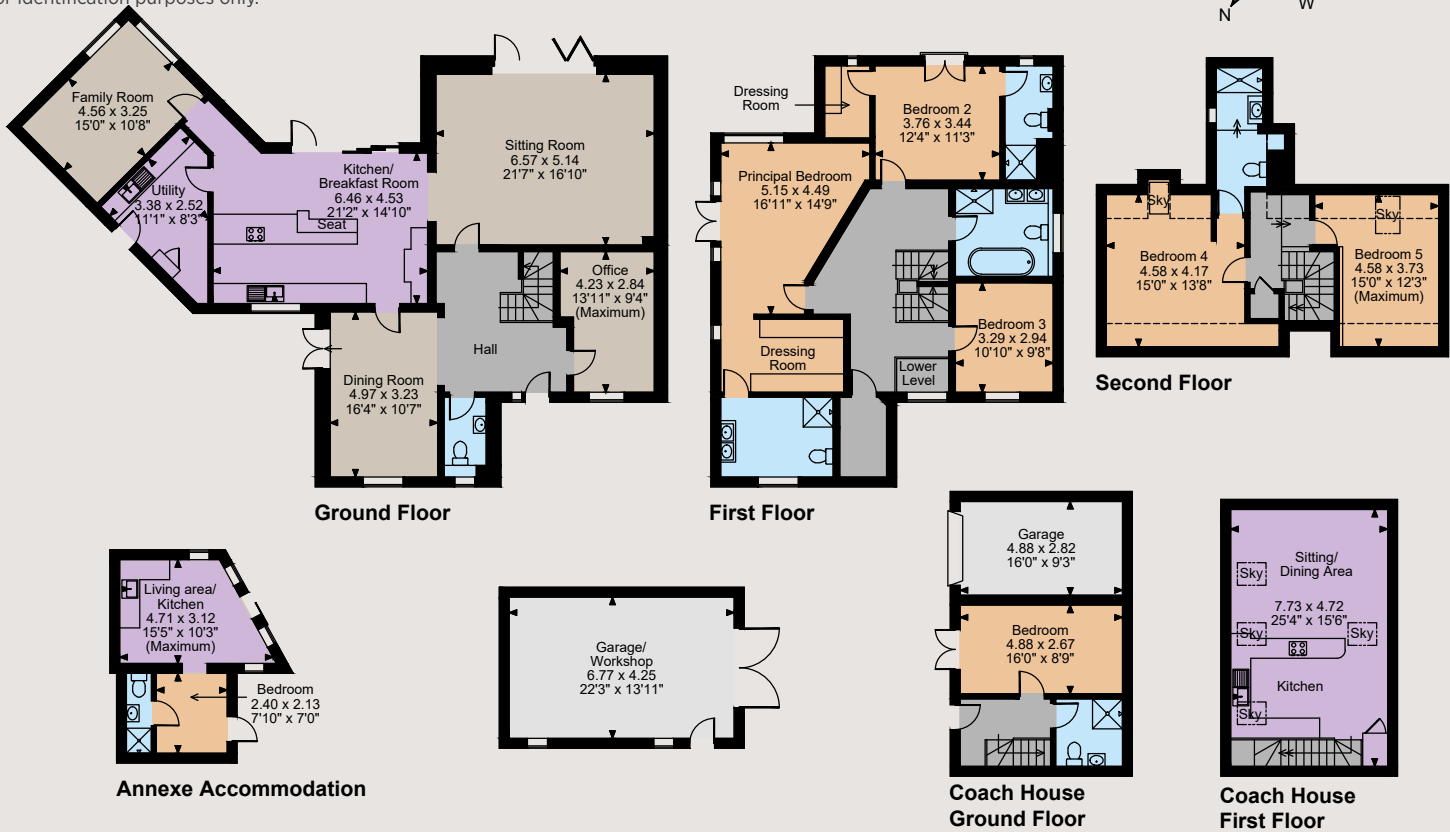
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Floorplans
 House internal area 3,012 sq ft (280 sq m)
 Garages internal area 458 sq ft (43 sq m)
 Annexe internal area 218 sq ft (20 sq m)
 Coach House internal area 623 sq ft (58 sq m)
Total internal area 4,311 sq ft (401 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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