



Broadhembury, Honiton, Devon, EX14

Offers Over: £1,500,000

Freehold

Broadhembury, Honiton, Devon, EX14

Situated in the heart of the Devon countryside, a stone's throw from major amenities, is the phenomenal four-bedroom eco-home, a testament to luxury and sustainability, and has been designed with modern living in mind. Practicality meets sophistication with features such as the Tesla power wall, 12kw of solar panels, underfloor heating, and an air source heat pump—all complemented by a reassuring 10-year build warranty, to offer additional comfort.

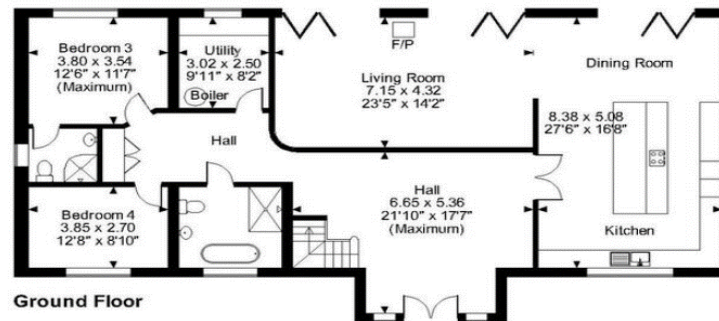
Upon arrival, electric gates unveil a contemporary masterpiece, surrounded by landscaped gardens and a driveway leading to a detached double garage.

Inside, grandeur exudes with a double-height window wall entrance, encapsulated in light. This opens up to the pièce de résistance of the home, an incredible open-plan kitchen/dining/living area. Revel in the German-engineered kitchen, boasting a statement island, Bora hob, and top-of-the-line Neff appliances. The kitchen seamlessly connects to the living room/diner which boasts a double height ceiling and trifold doors opening out to a sprawling outdoor area, perfectly blending indoor and outdoor living, with a cosy woodburner for those colder evenings. The ground floor unveils two double bedrooms, one boasting a chic ensuite. The downstairs also benefits from a modern family bathroom, and a utility room for added convenience.

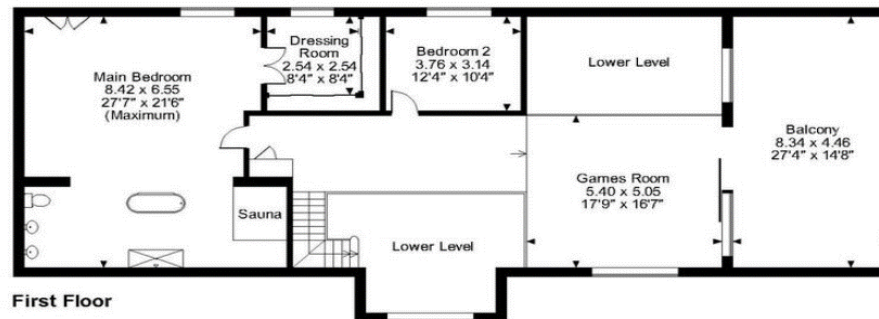
Upstairs, opulence transcends with a master bedroom suite, offering a sumptuous ensuite bathroom complete with a sauna and a state-of-the-art double shower enclosure, and hosts panoramic views for miles, from the Juliette balcony. To induce any prospective buyer, the upstairs boasts a generous games room, perfect for entertainment, and is sizeable enough for a pool table, and continues out onto the roof terrace, perfect for basking in the sun, a real gem this home has come equipped with. Additionally, the garden has been portioned to accommodate for an area with raised planters and a quaint potting shed, perfect for the savvy gardener.

The abode is complete with gated gravel parking area, perfect for additional vehicles of all shapes and sizes, as well as a detached double garage to finish.

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Ground Floor



First Floor

Olive Tree Court, Broadhembury, Honiton

Approximate Gross Internal Area

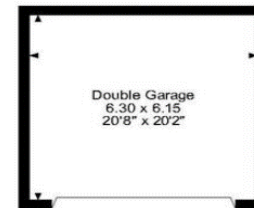
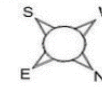
Main House = 3154 Sq Ft/293 Sq M

Double Garage = 417 Sq Ft/39 Sq M

Office = 202 Sq Ft/19 Sq M

Balcony external area = 400 Sq Ft/37 Sq M

Total = 3773 Sq Ft/351 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	107	117
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.