



Pine Ridge







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Higher Marley Road, Exmouth, Devon, EX8 5DT

Exeter City Centre (10.4 miles), Exmouth Seafront (3.5 miles), Exeter Airport (8.7 miles)

Located on the edge of Exmouth, next to Woodbury Common, a beautifully presented 5 bedroom family home with detached 2 bedroom annexe set in grounds of just under 2 acres.

- Beautifully presented family home
- Detached 2 bedroom annexe ideal for income potential
- Edge of Woodbury Common and only 3.5 miles from the seafront
- No onward chain
- Current council tax: Band G
- Attractive level grounds of just under 2 acres
- Driveway parking and detached double garage
- 5 bedrooms and 4 bathrooms
- Over 4000 sq ft of living accommodation
- EPC: D

Guide Price £1,195,000

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SITUATION

Pine Ridge is located at the top of Higher Marley Road, a highly desirable road on the northern fringe of Exmouth around 3.5 miles from the seafront and on the edge of Woodbury Common. Exmouth offers a comprehensive range of amenities including supermarkets, independent shops, cafés, restaurants and excellent leisure facilities. The area is well-served by transport links, including a railway station with direct services to Exeter, good local bus routes and easy access to the M5 motorway and Exeter International Airport.

ACCOMMODATION

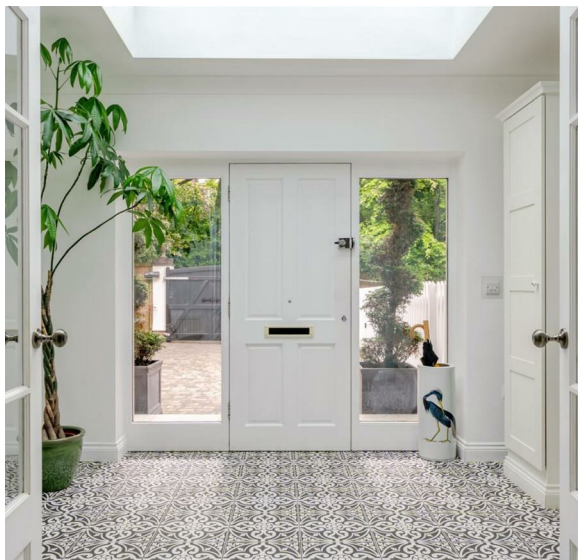
Pine Ridge was originally a much smaller period property that has gone through a period of renovation and extension in recent years to create a stunning family home presented in fantastic condition. From the driveway at the front, a spacious entrance hall leads through to an impressive reception hall, with doors to the principal reception rooms and stairs rising to the first floor.

The kitchen/breakfast room is a particularly attractive and well-proportioned room, fitted with a comprehensive range of units and central island, together with a double Neff oven, a Rangemaster cooker and integrated dishwasher. The generous breakfast area is complemented by a feature lantern rooflight. A large utility room and useful boot room provide further practical space.

The dual-aspect sitting room enjoys a Minster stone fireplace with woodburning stove and patio doors opening onto the terrace. A separate home office and useful family room complete the ground floor accommodation.

On the first floor are five double bedrooms, four of which benefit from en-suite facilities. The principal bedroom also has a good-sized dressing room, with a further modern family bathroom. A pull-down ladder from the landing provides access to an attic room, currently used as a home office.





ANNEXE

Situated away from the main house is a very useful and well presented detached annexe ideal for additional income, a dependent relative or for housing guests. Fully self contained it has an open plan kitchen/dining/sitting room with vaulted ceiling and wood burning stove, 2 bedrooms and bathroom. The annexe has a private veranda and parking and double wooden gates gives a separate access onto the B3179 if desired.

OUTSIDE

A particular feature of Pine Ridge is the grounds, which extend to around 1.9 acres in total with a south west elevation, mainly lawn, mature planting and a small copse. The property is approached through electric gates and a further gated driveway leading from the B3179 provides generous parking and access to the double garage.

A wrap-around terrace adjoins the main house, whilst the annexe has its own terrace and veranda, together with an orangery-style dining area, providing a useful additional space for entertaining and enjoying the surrounding grounds.

SERVICES

Current Council Tax: G

Utilities: Mains electricity and mains water

Heating: Oil fired central heating and wood burner

Drainage: Septic tank located within the property's boundary and emptied bi-annually. Last emptied 16/03/2026 by County Cleansing at a cost of £300.00. The vendors are unaware whether the system complies with The General Binding Rules 2015.

Tenure: Freehold

Standard and Superfast broadband available. O2, Three, EE and Vodafone mobile networks available (Ofcom).

DIRECTIONS

What three words: [///sizes.owners.admits](#)



Approximate Area = 3375 sq ft / 313.5 sq m
Annexe = 800 sq ft / 74.3 sq m
Garage = 417 sq ft / 38.7 sq m
Total = 4592 sq ft / 426.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Wilkinson Grant & Co. REF: 1447677



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 & Wales		
EU Directive 2002/91/EC		



