

Pomeroy House

1 Old Rydon Ley • Exeter • EX2 7UA







A modern and spacious 5 bedroom detached executive home on the city fringes

- Exeter City Centre 2 miles
- M5 (J30) 1 mile
- Topsham 2 miles
- Accommodation of over 2,700 sq ft
- Bespoke Alnodur kitchen
- Superb reception rooms
- Cinema room
- Executive principal suite
- 4 Further bedrooms
- Beautiful gardens
- Garage & off road parking



Stags
21/22 Southernhay West,
Exeter, Devon, EX1 1PR

Tel: 01392 255202
exeter@stags.co.uk

SITUATION

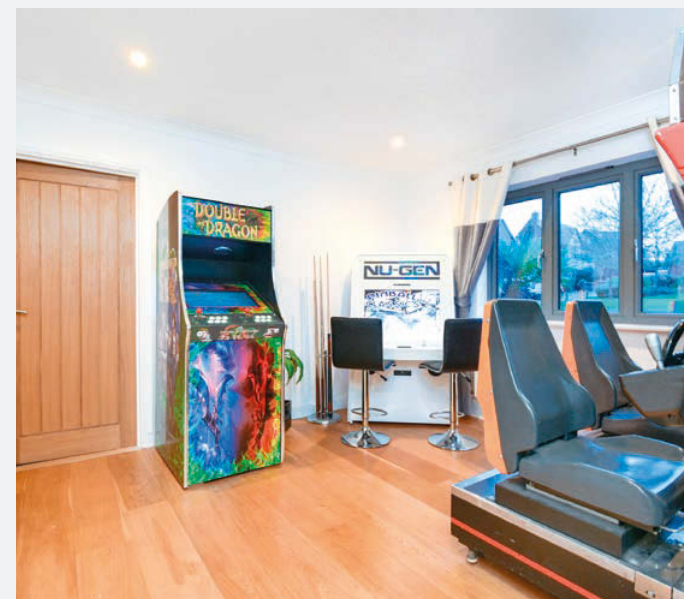
Old Rydon Ley is a select executive development on the eastern fringes of the university and cathedral city of Exeter. Situated on the River Exe, Exeter affords a fantastic range of amenities, including both private and state schooling, sporting and leisure facilities and a wealth of excellent shopping and dining. Within a few minutes walk of Old Rydon Ley is Exeter Rugby Club, home of premier league champions Exeter Chiefs, and a David Lloyd Club plus Exeter Golf & Country Club. Within a short drive is the popular Exe estuary town of Topsham.

The M5 is easily accessible and provides links to the A303, A30 and A38 trunk roads. There is a brand new railway station (Newcourt) within a minute's walk with links to the two mainline railway stations in Exeter on the Paddington and Waterloo lines. Exeter also has an international airport with daily flights to London.

DESCRIPTION

Pomeroy House is a well-appointed and spacious family home, constructed by Wilcon Homes Ltd in 2000, and was the former show home for this prestigious development of sixteen properties. Over recent years the property has had a significant refurbishment program creating a wonderful contemporary home providing superb accommodation, including great reception space, perfect for family life and entertaining with LED mood lighting. The new materials and modern attributes include solid oak flooring and doors, powder coated aluminium high security windows and bi-fold doors and a beautiful Alnodur kitchen. Further niceties include the master suite, which includes a steam room, sauna, overflowing bath and TV, and a very well equipped 6 person cinema/media room which is soundproofed from the rest of the household.





ACCOMMODATION

The accommodation extends to over 2,700 sq ft. A solid oak entrance door opens through to the spectacular reception hall with solid oak flooring and a bespoke staircase to the first floor.

There is an exceptional family living area, which includes a set of triple folding doors and merges seamlessly into a bespoke Alnodur kitchen. All the units are slightly recessed to offer a very shallow aspect and feature twin electric ovens, a 4-point induction hob and integrated appliances, including a full height fridge, a separate full height freezer, dishwasher and a remote controlled extractor. There is also a central island with a recessed dual bowl stainless steel sink area with a Monobloc mixer over, and a countertop mounted Zip Hydro-tap with font which can dispense instant filtered boiling water and chilled water at the touch of a button. The kitchen naturally opens out onto a significant dining area with living area beyond. The living area includes a powerful Saey woodburner which can be fan assisted to boost heat output and is complete with integrated log storage. There is a quality surround sound system recessed into the ceiling which was installed using Van Damme cables.

There are also three further superb reception rooms, including a games room/study and separate snug, both enjoy a pleasant outlook across to the village-style green opposite.

The third reception room, accessed beyond the games room, is the fully fledged cinema, custom designed and thoughtfully constructed including a high level of soundproofing and air conditioning. A nice touch is the red and black theatre style carpets and the fully reclining tiered leather seats, complete with cup holders, which add to the special feeling of being 'at the movies'. The room has been acoustically treated for improved sound and the entire system is wired throughout with quality cabling by Van Damme. Remote lighting, coloured LED mood lighting and film storage area completes this magnificent space.

The ground floor is supported by some excellent service rooms. There is a cloakroom, integral garage and, off the kitchen, a utility room, with further range of units, storage and plumbing for appliances.

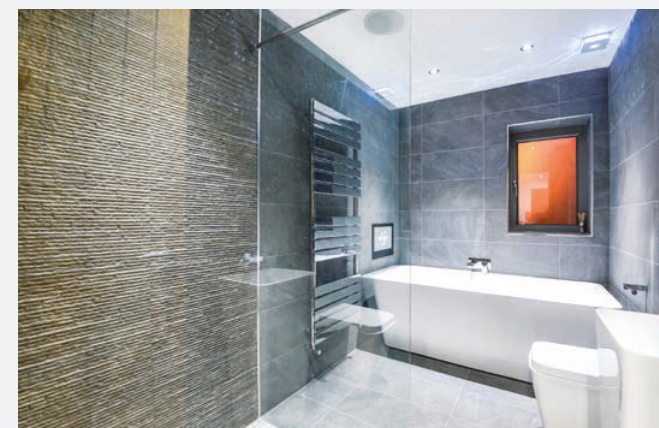


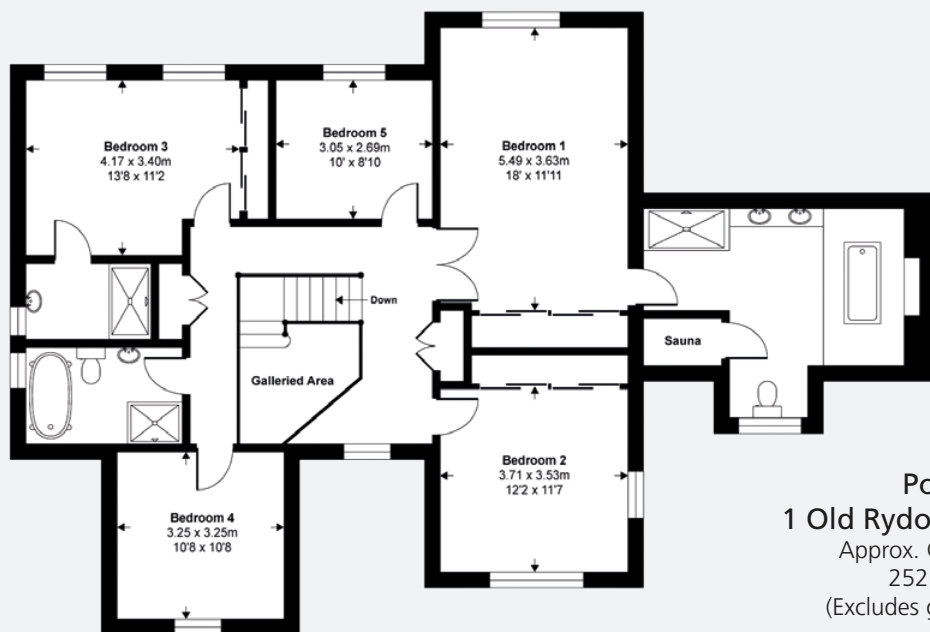
On the first floor there is a beautiful galleried landing fitted with bespoke solid oak balustrading and toughened safety glazed panels, along with twin double door cupboards fitted with shelving (one housing the pressurised water system). There is a loft hatch accessing a significant-sized eaves space.

Accessed from the galleried landing are five bedrooms and family bathroom, including a walk-in shower and separate bath with TV screen.

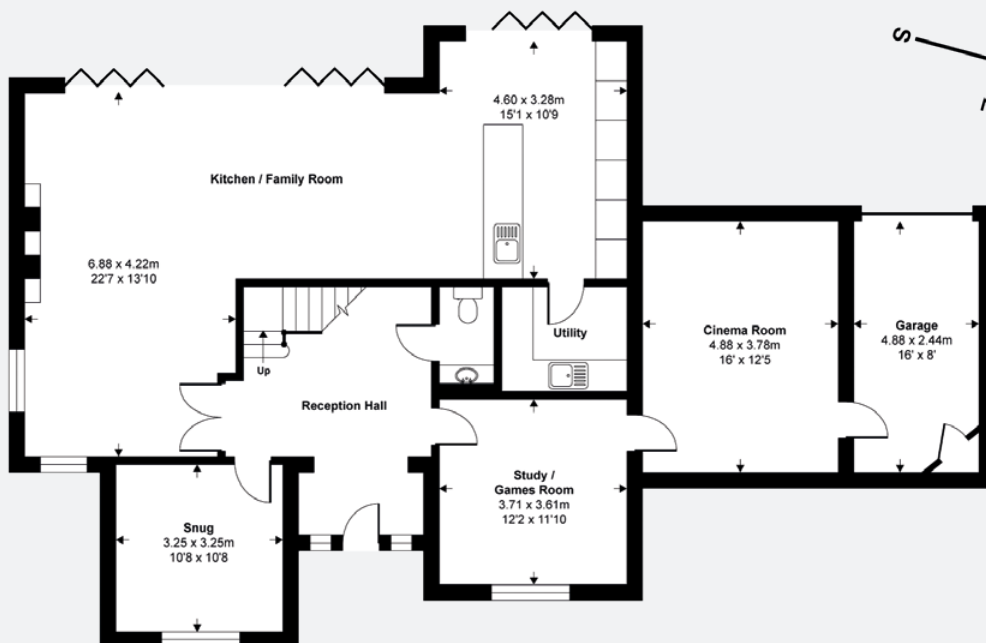
The principal suite has a range of bespoke designer wardrobes with glass sliding doors and a beautifully appointed en suite bathroom with Porcelanosa ceramics floor to ceiling, Kohler Sok overflowing bath with chromatherapy and effervescence bubbles, digital integrated TV, twin 'his and hers' contemporary-styled sink units, chrome radiator towel rail and recessed heated mirrors and lighting. There is also an oversized shower cubicle with seating area and digital shower control to achieve the perfect flow and temperature. This cubicle is also fitted with a commercial steam generator with digital control for the full steam room experience. A glass door gives way to the marvellous two-person sauna with benches and tiled floor.

There is a further bedroom with space and plumbing for en suite facilities.





First Floor



Ground Floor

Pomeroy House

1 Old Rydon Ley, Exeter, EX2 7UA

Approx. Gross internal Floor Area
252.2 sq m / 2715 sq ft
(Excludes garage and galleried area)

These particulars are a guide only and should not be relied upon for any purpose.

THE GROUNDS

Due to its previous life as the show home for this development, the landscaping is outstanding and is very well stocked with an abundance of mature evergreen and flowering plants which wrap around the whole boundary. Areas of lawn are to the front and two sides of the property. A large tarmac driveway is accessed from the rear of the property which provides off road parking and leads to the rear garage with handy overhang housing a useful log store.

The south facing rear garden is of a good size and is fully enclosed with both brick walling and fencing and includes an area of level lawn with two beautifully established trees, a central water feature and a space for a shed. There is a large shaped patio running the full width of the property, accessible from the main living space and/or kitchen using the bi-folding doors. These doors allow perfect flowing space for al fresco dining opportunities.

This garage was the original sales office for this ex-show home and is fully lined and features a hardwood remote-operated up and over electric door. There is also an integrated cupboard housing the power points and a loft offering further storage solutions.

SERVICES

Mains water. Mains electricity. Mains drainage. Gas-fired central heating.

DIRECTIONS

From junction 30 of the M5 motorway proceed on the A376 signposted Exmouth. Go around the first roundabout heading back towards Exeter and after 300 yards turn left into Clyst Road. Pass the Blue Ball Inn on the right taking the next right hand turning into Old Rydon Lane. Continue for approximately 600 yards and Old Rydon Ley is the development on the right hand side. As you turn in, bear left and Pomeroy House can be found on the left hand side.

