

# Moonraker

For your eyes only, SARAH FEELEY takes you on a tour of a cutting edge Exmouth home fit for 007 himself



**I**f James Bond ever tired of international espionage and longed to live in elegant seclusion by the sea with the inevitably stunning lady who had eventually tamed him, this house would be their perfect glamorous hideaway.

Moonraker is a stunning contemporary four-bedroom home fusing cutting-edge design with state-of-the-art eco-friendly features. But it that sounds about as comfortable as cuddling up to R2-D2, let me reassure you. Yes, it's a modern living space with clean lines and sleek finishes, but it's still very much a home you can cosy up in, and perfect for entertaining.

In true James Bond style, nothing is quite what it seems. This spacious home sits partially tucked underground on a gently sloping site, lying unobtrusively beneath its own lawn and blending seamlessly with the environment creating an element of the unexpected in this otherwise traditional neighbourhood.

It sits on a peaceful road just a mile from the coast in the charming seaside resort of Exmouth which has two miles of golden beach.

A traditional resort with a promenade, elegant Georgian architecture and a bustling town centre, Exmouth is the ideal location for watersports enthusiasts, being the perfect place for sailing, windsurfing, kite surfing, waterskiing and diving (all of which, of course, 007 would effortlessly excel at, emerging from the water with barely a hair out of place). And those who enjoy a more leisurely pace can walk or cycle along the estuary and enjoy

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breathtaking views, gorgeous sunsets and pretty little riverside villages. Exmouth sits at the mouth of the River Exe estuary, the gateway of the Jurassic World Heritage Coastline and a haven for rare birds.

Inside the house, marble, granite, oak, glass and steel have been used throughout the house, contrasting sharp angles with smooth curves to ramp up the glamour factor. The double-height open-plan living room/dining room/kitchen is flooded with light thanks to floor-to-ceiling windows and has a marble flooring and a glass spiral staircase leading to a dramatic glass-screened cantilevered landing.

This space is the heart of the home, with spacious defined areas for relaxing, cooking and dining. Wired for sound with state-of-the-art gadgetry, it has programmable lighting which can change colour or pulsate to music, you decide. Folding doors open onto a large terrace and French doors lead out to a hot tub. So very James Bond.

The large dining area is spacious enough to fit your closest friends and family around a dinner table and adjoins the stylish kitchen which is equipped with top-of-the-range stainless steel appliances, sleek black granite work surfaces and a sizeable island unit. There



# Property showcase



Above: You can just imagine Bond reclining in this free-standing roll-top bath with a shaken-not-stirred vodka martini. Right: The stylish kitchen blends into the open plan living space meaning whoever's cooking need miss none of the conversation. Below: The master bedroom has French doors opening out onto the terrace – perfect for spontaneous hot tub moments



are two whirlpool drawer dishwashers, a Neff combination oven, a steam oven, microwave, coffee centre and warming-in drawer, plus an American-style plumbed-in fridge/freezer.

Built with eco friendly living in mind, this home features a ground source heat pump, a rainwater harvester, green roofing and a biotech sewage treatment plan. As it's been built partially underground, it's well insulated, and this coupled with under-floor heating and an energy efficient heat source keeps running costs down.

On the first floor, the impressive master bedroom has an en suite wet room with power shower and a free-standing roll-top bath as well as a dressing area, both filled with light thanks to clever use of bubble-effect glass blocks. The master bedroom also has French doors opening out onto the terrace.

There are three further bedrooms, all with floor-to-ceiling windows and one with an en suite shower room. And there's a family bathroom with power shower, bath, WC, basin and four porthole windows.

The study could easily be used as a handy home office or a bed/sitting room for guests and has its own shower room.







Outside, there's a private rear garden and a lawn next to the terrace with a wall sheltering its south-facing corner where the hot tub and a bar sit. The lawn rises behind this terrace to reach the upper level of the house where there is a further seating area adjoining one of the bedrooms. The upper garden partly forms the roof of the property and is laid to lawn with a glass and steel balustrade along the edge above the drive.

An integral double garage could be used as a workshop. I can't quite see Bond wielding an orbital sander unless it's to vanquish an attacking assassin, but it's an ideal place to park his Aston Martin. **DL**

## HOUSE DETAILS

Moonraker, Exmouth

Price: £850,000

-  4 bedrooms
-  Top-of-the-range fitted kitchen
-  2 reception rooms
-  Lawns and private garden
-  3 bathrooms
-  Eco-friendly features

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