



Refined Heritage Living by the Coast
Eldin House at Rolle Gardens

Exceptional Coastal Living

This exclusive collection of just four apartments is set within the Grade II-listed Eldin House, offering a truly unique opportunity to own a carefully renovated historic home in Exmouth.

For those seeking an escape from the hustle and bustle of city life, Exmouth provides the perfect blend of tranquil living, amenities on your doorstep, and excellent transport links to major cities across the South West.

Exmouth is the western gateway to the Jurassic Coast, a UNESCO World Heritage Site celebrated for its natural beauty, fossil-rich history, and rugged coastline.

Enjoy refined coastal living with the golden sands of Exmouth beach just 10 minutes away. You won't struggle for local shopping opportunities as the town is host to a wide range of independent shops, an indoor market, and a pedestrian-friendly town centre around The Strand. It's the ideal location to enjoy a relaxed yet vibrant lifestyle, with endless opportunities to explore.



Energy-efficiency

Built in line with Acorn Green principles, the homes benefit from high levels of insulation and low-energy fittings, reducing both carbon emissions and energy consumption.



Superior Insulation

Ensuring maximum heat retention and helping to lower energy bills



LED Low Energy Lighting

Keeps running costs low and emissions to a minimum



Energy Saving Systems

Our homes are designed to tread lighter on the planet with minimal use of energy and water

A Historical Setting

The development is thoughtfully arranged around the Grade II-listed Eldin House, whose Gothic Revival architecture enhances the site's historical character into the new development. Built in the 1860s as part of a new suburb connected to the town centre by Rolle Street, Eldin House later served as a dormitory for Southlands School and then as Rolle College's social club—notably hosting a Bob Marley concert in the 1970s!



Security and Peace of Mind

The homes at Eldin House come with a 10-year ICW warranty and are designed with security in mind. Features include a multi-point locking system for front doors, a video door entry system for communal areas, and individual mailboxes conveniently located near the communal entrance.

Low-Maintenance Modern Living

Designed with the future in mind, these homes are both stylish and practical. Low-maintenance materials and finishes have been carefully chosen to make everyday living effortless, with little upkeep to the home required.



Specification

Kitchen

- Contemporary fitted shaker style kitchen with Caesarstone worktop
Choice of colour concepts dependant on build stage.
- Caesarstone splash-back behind hob
- Under-wall unit LED lighting
- Undermounted satin stainless steel sink and mixer tap
- Range of integrated appliances to include:
 - 70/30 fridge/freezer
 - Built-in multifunction single oven
 - Built-in microwave
 - Induction hob
 - Extractor fan
 - Dishwasher

To selected properties*:

- Built-in multifunction double oven
- Full size fridge and under-counter freezer
- Built-in wine cooler

Bathroom / en-suite / cloakroom

- Contemporary white sanitary ware to include:
 - Back-to-wall WC with soft close toilet seat, concealed cistern and dual flush plate
 - Wall-mounted wash basin (standing wash basin to selected plots)
- Polished chrome brassware by Vado to include:
 - Mixer taps
 - Hand shower set over bath
 - Wall-mounted slim-line shower head and hand shower to en-suite
- Low profile shower tray to en-suite
- Clear glazed bath screen
- Sliding clear glazed door to en-suite shower

- Porcelain floor tiling
- Full height porcelain tiling to bath and shower
- Mirror cabinets above sink

Electrical fittings and communications

- Mixture of low energy recessed LED downlights, pendants and wall lights
- TV aerial and data points to living room and bedrooms
- Openreach Fibre (fibre-optic broadband) to the Premise (FTTP)
- USB double sockets to selected areas
- CAT6 network to each room
- Brushed stainless steel sockets and switches above worktop to kitchen
- White sockets and switches
- Brushed stainless steel door bell
- White shaver socket in bathroom and en-suite

Heating, ventilation and hot water

- Highly efficient gas combi-boiler
- Wall-mounted panel radiators
- Chrome heated towel rail to bathroom and en-suite
- Smart gas and electricity meter

Interior finishes

- Walls and ceilings painted to Interior Designer's specification
- Painted white satin one step profile architrave and skirting
- Solid white satin painted shaker style internal doors
- Contemporary satin stainless steel ironmongery

External finishes

- Oversized front door with spyhole
- Refurbished double glazed timber windows
- Communal bin store
- Communal bike store

Communal areas

- Refurbished tiled flooring on the ground floor communal area
- Carpet to communal staircases, first, second and third floor communal areas

Car parking

- Allocated off-street parking
- Communal electric car charging facility

Security

- Smoke detectors and Carbon Monoxide alarms
- Multi-point locking system to front door
- Video door entry system to communal doors
- Individual mail boxes located next to communal entrance doors

Peace of mind

- 10 year ICW warranty
- Appointed local management company to maintain all communal areas, instruct maintenance contracts on communal facilities and manage lighting and landscaping



*To selected properties - See Sales Advisor for details.

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Computer generated image for illustrative purposes only. 06/25

Ground Floor



Apartment 30

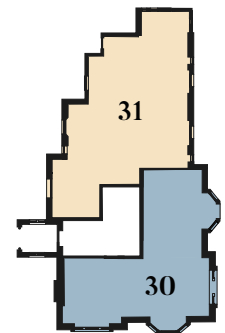
Kitchen/Dining/Living	8.0m x 5.0m	26' 3" x 16' 4"
Bedroom 1	5.5m x 5.0m	18' 0" x 16' 4"
Bedroom 2	4.3m x 3.7m	13' 11" x 12' 0"

B - Boiler, W/M - Space for Washing Machine/Dryer, RL - Roof light



Apartment 31

Kitchen/Dining	5.2m x 5.1m	17' 1" x 16' 9"
Living	4.8m x 4.7m	15' 9" x 15' 5"
Bedroom 1	4.3m x 3.8m	14' 1" x 12' 6"
Bedroom 2	4.0m x 3.6m	13' 1" x 11' 10"
Bedroom 3	3.7m x 3.0m	12' 1" x 9' 8"



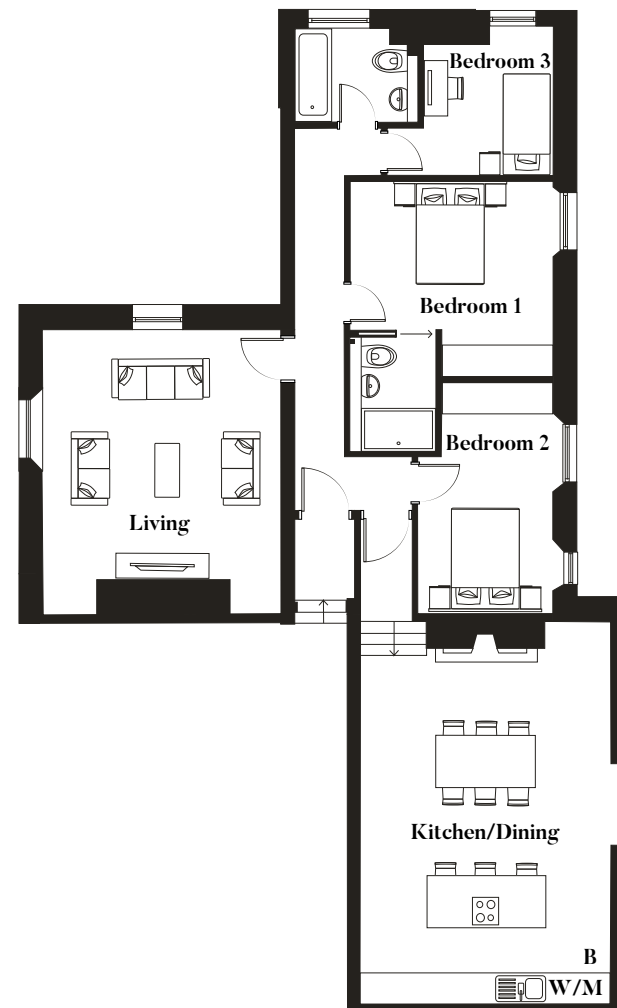
First Floor



Apartment 32

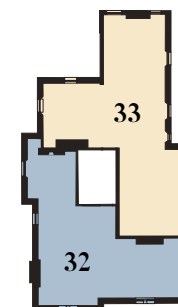
Kitchen/Dining/Living	7.1m x 4.5m	23' 5" x 14' 8"
Bedroom 1	5.6m x 4.8m	18' 4" x 15' 11"
Bedroom 2	4.1m x 3.7m	13' 4" x 12' 1"

B - Boiler, W/M - Space for Washing Machine/Dryer, RL - Roof light



Apartment 33

Kitchen/Dining	7.2m x 5.0m	23' 7" x 16' 3"
Living	5.4m x 4.7m	17' 9" x 15' 6"
Bedroom 1	4.0m x 3.7m	13' 2" x 12' 3"
Bedroom 2	4.4m x 2.7m	14' 4" x 8' 9"
Bedroom 3	2.8m x 2.6m	9' 3" x 8' 5"



different by design



This document is intended to provide an indication of the general style of our development. Computer generated images are indicative only. Acorn Property Group operates a policy of continuous development and individual features such as elevational treatments may vary from time to time. To this end, any drawings, photographs and computer generated images shown are non-contractual. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, Acorn Property Group reserves the right to change supplier and alter or vary the design at any time for any reason without prior notice. Travel times and distances are approximate. All details are correct at time of going to print.