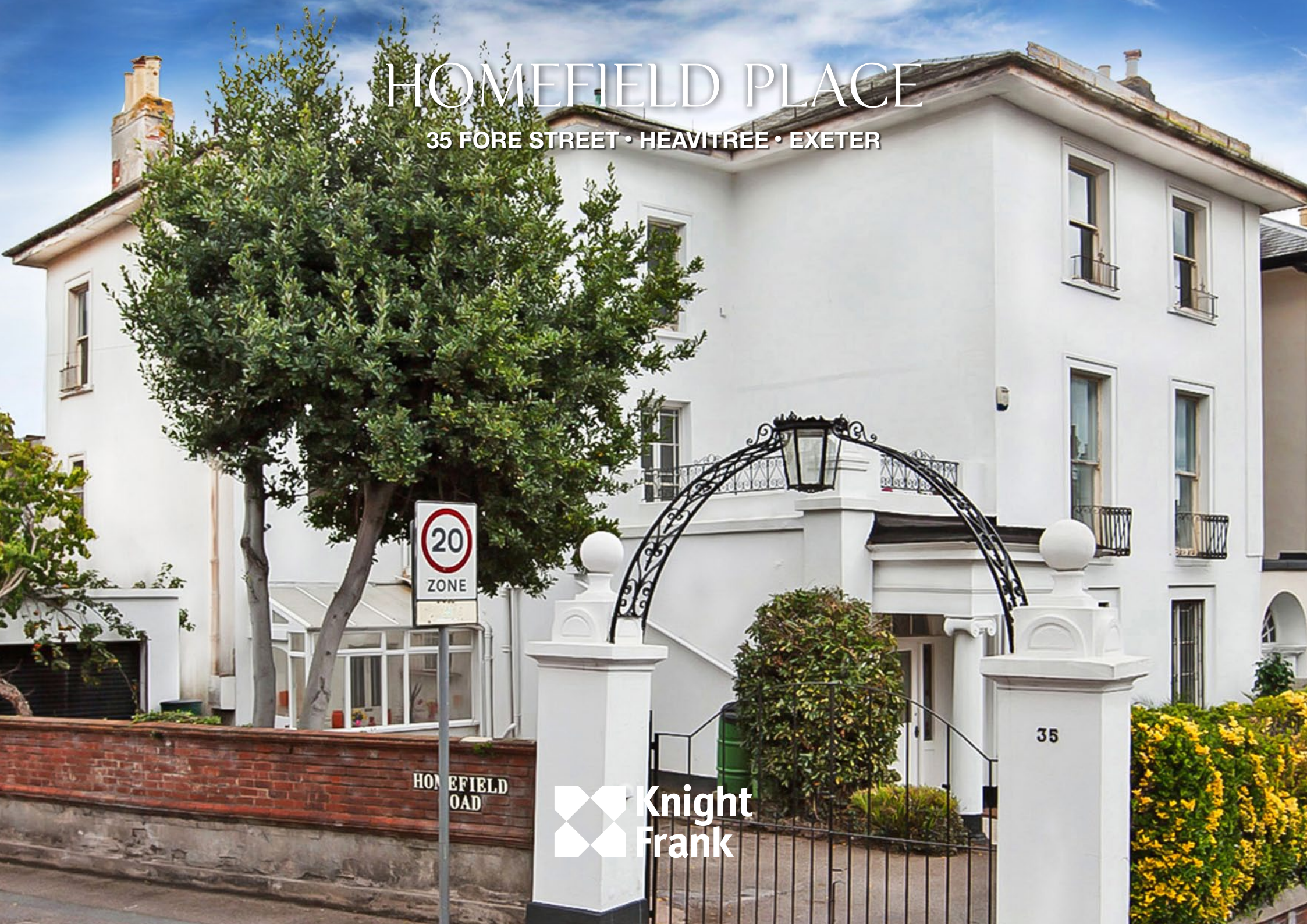


# HOMEFIELD PLACE

35 FORE STREET • HEAVITREE • EXETER



20  
ZONE

HOMEFIELD  
ROAD

35

 Knight  
Frank



# HOMEFIELD PLACE

35 FORE STREET • HEAVITREE  
EXETER • EX1 2QN

***This magnificent Georgian house is one of the largest homes in Exeter and within easy reach of the City Centre. A beautiful home and former doctor's practice, it is in a popular neighbourhood and has been in the same family ownership for over 70 years***

7 bedrooms • Entrance hall • Family bathroom • Family shower room  
3 Cloakrooms • Sitting room • Dining room • Study • Kitchen/  
breakfast room • Walk-in pantry • Basement • Coal cellar • Living room  
Sun terrace • 2 Kitchenettes • Rear paved gardens • Off-road parking

Exeter Central Station 1.6 miles, Exeter St Thomas Station 1.8 miles,  
Exeter St David's Station 1.9 miles, Exeter International Airport 4.3 miles,  
Exmouth Town 9.8 miles, Sidmouth Beach 13.9 miles  
2hr 45 minute train journey to London Paddington

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







## Summary

Brimming with period features and rich in history, this delightful seven bedroomed family home offers extensive accommodation with grand proportions. This Grade II listed town house benefits from a charming interior with high ceilings, impressive light from large floor to ceiling windows, feature fireplaces and striking flooring throughout. It is a prominent corner property with far reaching views. With off street parking and attractive ornamental gardens, this characterful house sits within a historic village that now forms an eastern suburb of Exeter. Once home to the Earls of Salisbury, this property was previously known as the Manor of Wonford.

## Situation

Exeter has just been voted the most attractive city to live in the UK surrounded by beautiful cathedrals and the landscape of the nearby Area of Outstanding Natural Beauty, Exeter is a vibrant city afforded stunning views. The city offers an extensive range of local amenities including restaurants and cafes with plenty of leisure facilities.



The town offers varied shopping choices from the Princesshay to the Historic Quayside and various independent shops, all within easy reach of the property.



Leisure activities include sailing, horse riding, hiking the Jurassic Coast, visiting nearby adventure parks and historic buildings as well as three sandy beaches within 20 miles. There are also a wide range of sports facilities from St James' Park for football, Sandy Park for rugby and Exeter Racecourse to name a few.



Despite its attractive surroundings and semi-rural setting, Exeter boasts excellent transports links from regular trains to Bristol, Plymouth and London Paddington via its four mainline train stations. Regular buses also interlink the major cities and the M5 and A30 are a short distance away connecting to the larger motorway network. Less than 5 miles away, Exeter Airport offers regular local and international flights.



There are a number of educational facilities in the area including St Leonard's (CofE) Primary School which is rated 'Outstanding' by Ofsted and less than a mile from the property. There is also a selection of excellent independent schools such as Exeter School and The Maynard. The popular University of Exeter is just 2 miles from the family home and the university's St. Luke's campus (medical, health, science and sports) is under 0.5 miles away from the property.



## Description

An impressive pillared porch welcomes you to the front door and into the entrance hall. This leads to the stunning central staircase which features an iconic 2-storey feature window. From the ground floor, there is an inner hall and rear lobby that interconnects the living spaces with a large dining room at the front, which is ideal to entertain guests. There is an adjacent study and a family bathroom with a corner bath, low level WC, bidet and wash hand basin. Through the rear lobby there is a sitting room that leads to an open kitchen breakfast room with a large walk-in pantry. The kitchen has a pleasing outlook onto the terrace and ornamental garden. There is a small cloakroom and a rear porch provides additional access to the terrace and garden. A staircase also leads from the rear lobby down to the lower ground floor to a basement room and coal cellar.

On the first floor, there are 3 well-proportioned bedrooms with the benefit of a sun terrace and large living room. There is a kitchenette, two cloakrooms with low level WC and wash hand basin as well as a separate shower room with corner shower.

On the second floor, there are an additional 4 bedrooms with the sensational master bedroom boasting a feature fireplace, a triple aspect view over the countryside and personal kitchenette. Two of the other three bedrooms on this floor also contain character fireplaces.

This property offers an excellent opportunity to redesign and repurpose some of the rooms to enhance the potential of a grand family home.

## Garden and Grounds

The property is approached from the road via a tall wrought iron gate and through an archway that leads to an open driveway with off-road parking for several cars. The front area consists of mature shrub borders and a large tree adding further character to the front of the home.

The rear paved patio and garden area offers an ideal location for alfresco dining with attractive trees, shrubs and flower beds surrounding multiple paths that lead down the garden. This area provides seclusion with the beauty of the surrounding garden in full view.









## Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

## Local Authority

Exeter City Council, Civic Centre, Paris St, Exeter EX1 1JJ.  
Tel: 01392 277 888. www.exeter.gov.uk. Tax Band: G

## Viewing

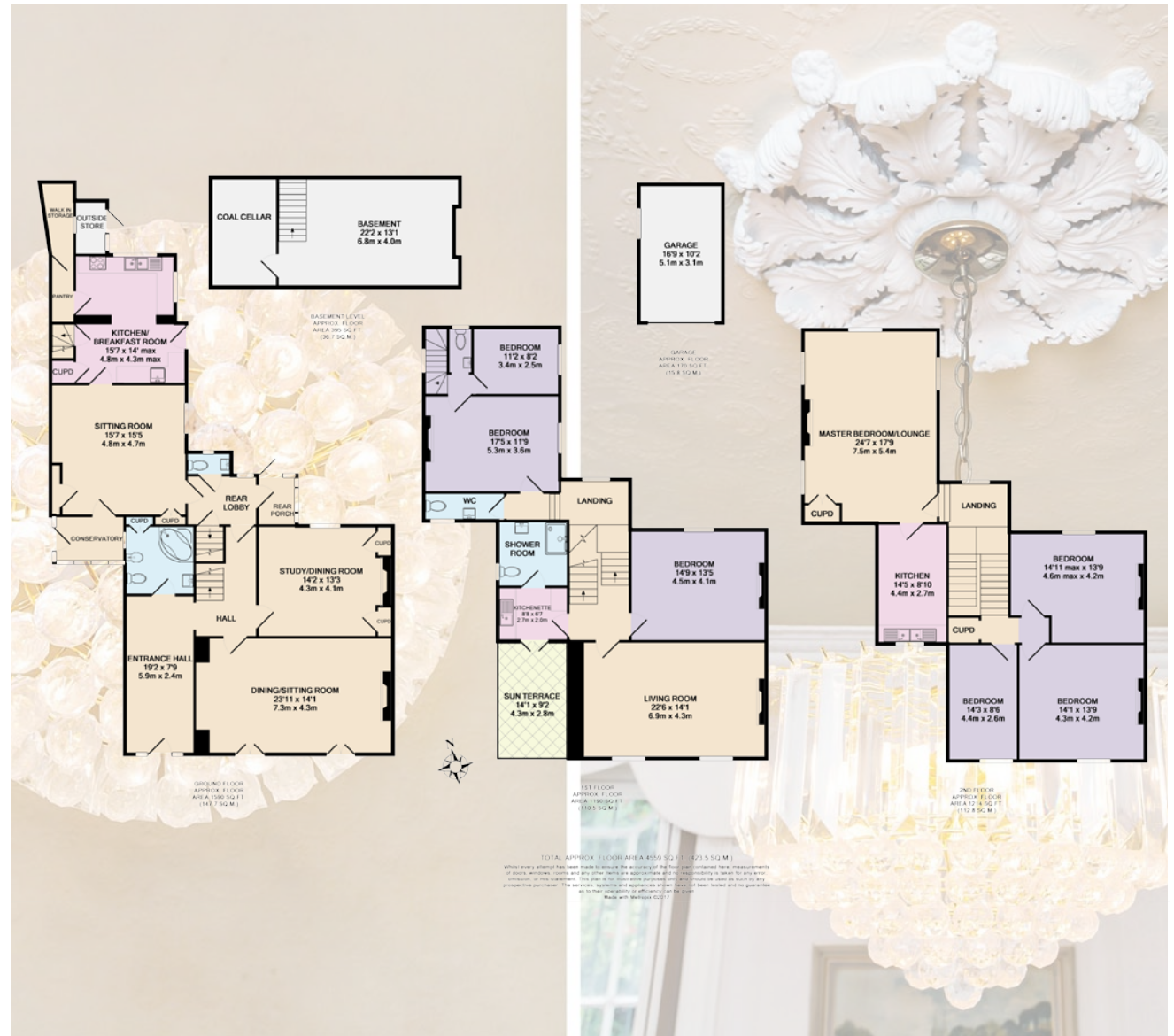
Strictly by appointment only with agents Knight Frank  
Tel: 01392 423 111

## Tenure

Freehold

## Directions

Head south on Southernhay East towards Chichester Mews.  
Turn left onto Barnfield Road and take a left onto Western Way/  
B3212. At the roundabout, take the 4th exit onto Heavitree  
Road/B3183. Continue to follow the B3183. 35 Fore Street will  
be on the left.



**01392 423111**  
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