

# PORTLAND LODGE

EXETER



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***Spacious Grade II Listed six bedroom  
Regency property in a highly sought-after  
city location with stunning rural views***

**Porch • Lobby • Entrance hall • Sitting room  
Drawing room • Dining room • Kitchen/breakfast room  
Utility rooms • Boot room • Cloakroom  
6 bedrooms • 3 bathrooms**

**Garden store • Garaging • Cellarage • Kitchen courtyard**

**In all about 0.4 acres**

**Exeter city centre 1.5 miles • M5 motorway (J30) 4.5 miles  
Exeter St. David's mainline station 1.6 miles (London Paddington  
2 hours 7 minutes) • Exeter International Airport 6.4 miles  
Dartmoor National Park 9.3 miles • Exmouth 12.2 miles  
Central London 175 miles  
(All distances are approximate)**

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.







## The Property

A beautifully refurbished, 6 bedroomed Grade II listed Regency House with wonderful views over Exeter and the surrounding countryside, Portland Lodge was originally a gate house built to control access to the Pennsylvania Park estate when the pleasure gardens, now known as Pennsylvania Park, were first created in 1821. The original house was later given low pavilion-like wings to provide additional south-facing reception rooms. In the 1930s an upper story was added to these wings creating the current 6 bedroomed 'T' shaped floorplan.

The property has been sensitively refurbished and updated to offer over 4,533 sq. ft. of accommodation, retaining many character features and a wealth of striking detail to offer truly flexible living space in a stunning and private yet easily accessible location.

The kitchen courtyard leads to a Regency porch and lobby, giving access to a stately yet welcoming entrance hall, from which flows the accommodation: a spacious drawing room with feature fireplace and two sets of French windows opening onto a generous terraced area with access to the gardens, a well-proportioned sitting room also with French windows opening onto the terrace and a dining room with feature fireplace. The ground floor living accommodation is completed by a spacious kitchen and breakfast room, situated at the very heart of the home, complete with fitted units, modern integrated appliances, a Travertine tiled floor, granite worktops and an Aga, with accompanying back kitchen, two utility rooms and a kitchen courtyard. Steps from the kitchen lead to the property's cellar. The first floor accommodation comprises six bedrooms, three of which enjoy south facing views over the garden to the city beyond: a spacious, light master bedroom and five further well-proportioned bedrooms, each serviced by a neighbouring bathroom

Accessible from both the house and the kitchen courtyard, the property also boasts generous state-of-the-art garaging with a revolving turntable, electronic side opening doors and a separate garden store.



## Outside

The driveway leads to parking in front of the garage, with ample space for multiple vehicles. The property's gardens, extending to 0.4 acre, run alongside Pennsylvania Road. To the south of the property is a veranda looking out over a paved terrace from where it is possible to admire the wonderful countryside view, with Haldon Belvedere in the distance. The sweeping lawn is bordered with mature shrubs and trees and slopes gently down to a pond at the bottom of the garden, with hedging providing a good degree of privacy. From the terrace a path leads around the side of the property and passes one of the gates giving access to Pennsylvania Park.

## Situation

Lying on the edge of the University Campus and just over a mile from the city's Cathedral, Portland Lodge enjoys a private position just a short stroll from the University gardens and in a commanding position in Pennsylvania, one of Exeter's most favoured residential areas. Opposite the house lies the entrance to Exeter University's beautiful botanic garden with its many unusual trees and shrubs and its woodland walks beside streams and ponds. Also on the campus are the Northcote Centre and Great Hall, two of Exeter's main performance auditoriums. The University's extensive sports facilities are also open to public use, while Devon and Exeter Squash Club (0.5 mile) and Exeter Cricket Club (0.5 mile) are both just a short distance away.



As the regional capital of the South West, Exeter boasts great business and retail opportunities together with open air markets, restaurants, cafes and wine bars. The city is well served with a good range of leisure and cultural amenities, including theatres, museums, galleries and cinemas.



Communications are excellent: a good local road network provides good access to major traffic routes, including the M5 for access to the national motorway network.







The city boasts two mainline stations providing services to London Paddington and Waterloo, and Exeter International Airport, which offers daily flights to London City Airport, lies just 6.4 miles away.



Exeter offers access to a wide range of both state and independent schools, the latter including The Maynard School (1.0 mile), Exeter Cathedral School (1.2 miles) and Exeter School (1.4 miles).

### **Local Authority**

Exeter City District Council, +44 (0)1392 277888

### **Services**

Services: TBC

Council Tax: TBC

### **Viewing**

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

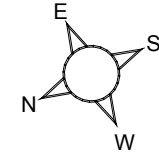
### **Fixtures and Fittings**

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.

### **Directions EX4 6DT**

From the City centre High Street / Sidwell Street junction turn into New North Road and then immediately right into Longbrook Street. Passing the turnings for York Road, Powderham Crescent and Edgerton Park Road on your right, you will approach traffic lights at the junction of Union Road and Prince of Wales Road. Go through the lights and Portland lodge is a few meters up on the Right hand side.

**Portland Lodge, Exeter**  
**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**Main House = 342sq.m (3,676sq.ft)**  
**Garage & Garden Store = 68sq.m (734sq.ft)**  
**Total = 410sq.m (4,410sq.ft)**  
 Quoted Area Excludes 'Courtyard'



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

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