

ST. LUKE'S HOUSE

BARING CRESCENT • EXETER



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EXETER • EX1 1TL

***A breathtaking 4-bedroom family home
set within secluded walled garden with gated
driveway in a private road in St Leonard's.***

Master bedroom with en suite shower room and generous dressing room

A further 3 bedrooms (2 ensuite) • Entrance hall • Sitting room

Kitchen/dining room • Study • Cloakroom

Utility room • Family bathroom

Rear garden with delightful limestone courtyard, lawned area and
raised planters • Shared ownership of exclusive park within
the garden crescent • Off-road parking

Exeter Central Station 1.3 miles • Exeter St Thomas Station

1.5 miles • Exeter St David's Station 1.6 miles

Exeter International Airport 4.7 miles • Exmouth Town 10.3 miles

Sidmouth Beach 14.4 miles • Teignmouth Beach 15.9 miles.

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statements of fact. Your attention is drawn to the Important
Notice on the last page of the text.





Situation



The cathedral city of Exeter is the vibrant and dynamic capital of the South West with theatres, art centres, and museums, together with the Historic Quayside and Princesshay shops and restaurants. Designated an area of Outstanding Natural Beauty, Devon has wonderful beaches, moors and historic towns. Exeter is home to both the Exeter Chiefs rugby club and Exeter City football, and has golf clubs, David Lloyds sports centre, many leisure centres and cinemas.



The town's rural and beautiful setting belies the regular transport links available from the city's four mainline train stations with regular journeys to Bristol, Plymouth and London Paddington. The M5 motorway provides links to Bristol and London. Exeter Airport has daily flights to London City Airport as well as international destinations.



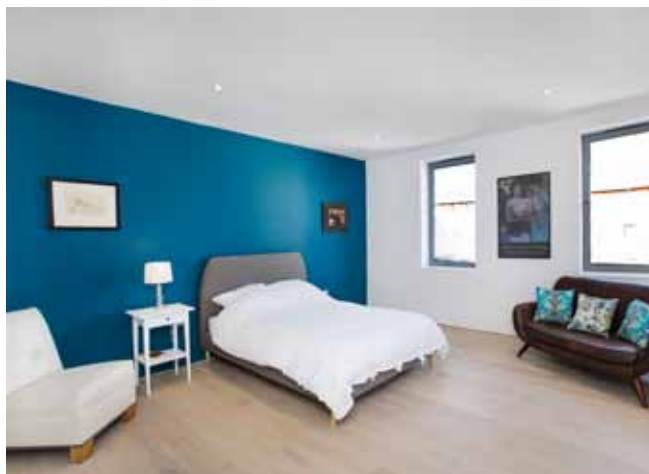
There are a wide range of great schools such as St Michael's CofE Primary Academy and St Leonard's CofE Primary School less than a mile from the property, both rated 'Outstanding' by Ofsted. There is an excellent selection of independent schools including The Maynard and Exeter school. Both schools are within a short walking distance. The university of Exeter is recognised as one of the best in the country.

Description

Baring Crescent is a Regency Georgian Garden Crescent of twelve houses built in 1810 with views over the city and walking distance from the thriving city centre and its extensive resources. Built at the north end of Baring Crescent, St Luke's House is a contemporary detached four bedroom house finished to an exceptionally high specification located in St Leonard's.

The architect has mirrored the classical dimensions of the period houses creating a house with large internal spaces, oversized doors and glass curtain walls, oak washed floors and staircases with seamless glass balustrades.

An oversized oak door leads into a stunning entrance hall with its glass chandelier, a six metre opaque glass wall overlooking the front and oak staircase with glass balustrade to the first floor. The ground floor is comprised of a large bright sitting room with an adjacent study, an open plan kitchen and dining room, a separate utility room and cloakroom.



The Bulthaup kitchen designed by Sapphire of Topsham has a full range of fittings and has an island with integrated units and a breakfast bar. From the kitchen and dining room there is seamless access to the limestone terrace and gardens. The separate utility room has laundry facilities with a butler sink and washing machine.

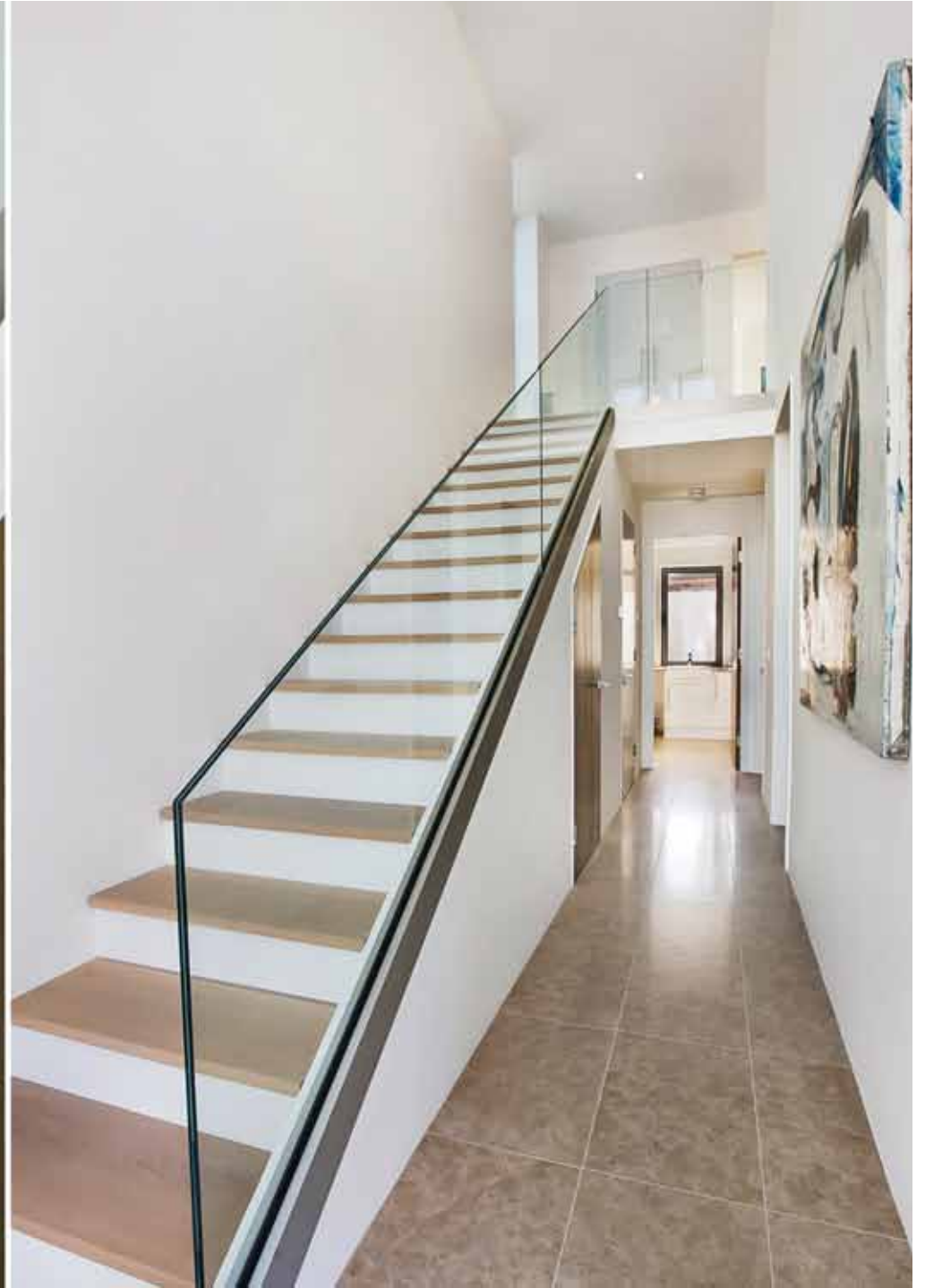
The first floor's galleried landing leads to two of the four well-proportioned bedrooms with the master bedroom boasting a dressing room and en suite shower with Italian designer fittings. The second bedroom, with an outlook to the front sits opposite the family bathroom with a stunning three-piece suite comprising of a low level WC, pedestal wash hand basin and bath.

Following the turning staircase to the second floor, the accommodation is completed by the two additional large bedrooms with en suite shower rooms containing walk-in shower cubicles, low level WCs and wash hand basins.

With under floor heating on each floor, striking property design and its proximity to the city centre, this detached accommodation provides the perfect balance between modern and classical. The front of the house even provides a charging point for an electric car.

Garden and Grounds

On approach, through the opaque glass electric gate, the front of the property has a driveway bordered by shrubs providing ample off-road parking. There is a pathway leading from the front to the attractive rear gardens with a paved limestone terrace and lawned area. The property itself is built within old walled gardens and the gardens have been designed and landscaped to create a wonderful range of outdoor space. The garden's high walls and flowering shrubs and plants offer a great deal of privacy and seclusion with the seating area perfect for al fresco dining in the warmer months. The property has shared ownership and use of the private park set within the garden crescent. This is a huge additional facility for the owner and unique in Exeter.



Services

Mains gas central heating, electricity, water and drainage.
Underfloor heating throughout.

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

Viewing

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

Tenure

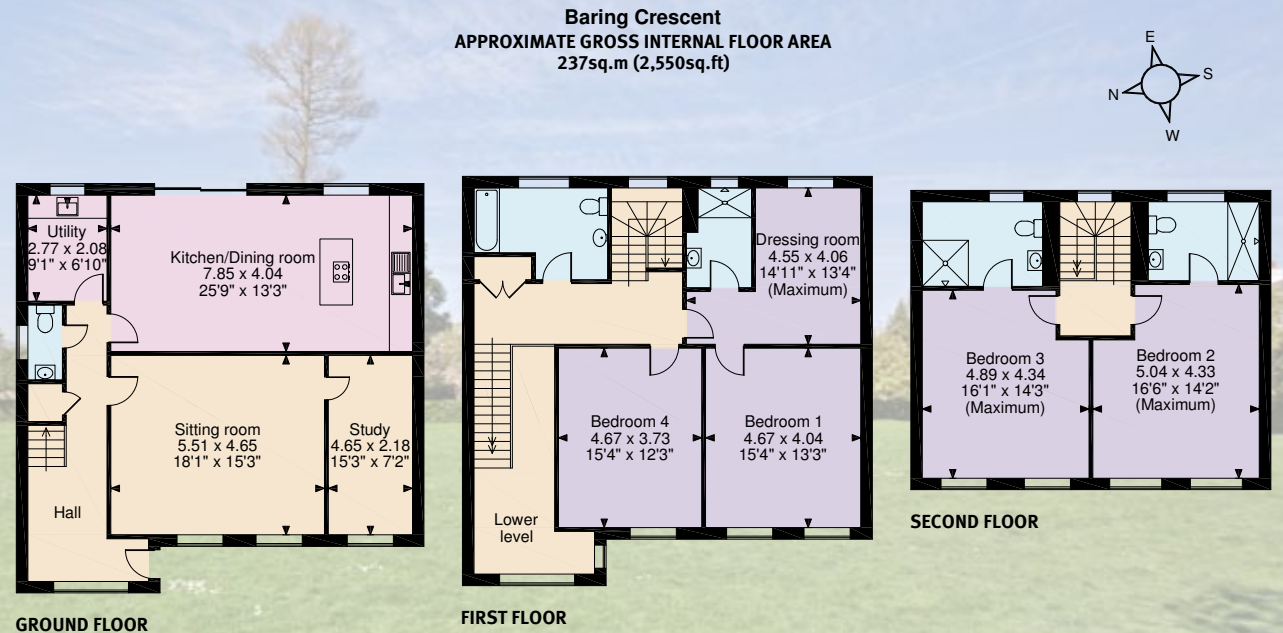
Freehold

Tax Band

G

Directions – Post Code EX1 1TL

The house is at the north end of Baring Crescent. From the city centre come up Heavitree road and with Waitrose on your left, turn into Baring Crescent. The property is the first on the left.



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01392 423111
19 Southernhay East,
Exeter EX1 1QD
exeter@knightfrank.com

KnightFrank.co.uk



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