

5 Cathedral Close, Exeter, Devon





A magnificent Grade I listed property with restaurant facilities, in an **exclusive position** opposite Exeter's beautiful cathedral. Unique opportunity for either commercial or residential use subject to the necessary planning consent.

Summary of accommodation

Ground Floor: Four reception rooms | Two kitchens | Stores | Cloakroom

First Floor: Five reception rooms | Kitchen | Store | Cloakroom

Second Floor: Reception room | Three bedrooms | Bathroom | Toilets

Outside: Garden

Distances

Exeter city centre 0.0 miles, Exeter St. David's station 0.8 miles (2 hours to London Paddington)

M5 (Jct 29) 3.8 miles, Exeter Airport 5.1 miles (1 hour to London City Airport)

(All distances and times are approximate)



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Location

Cathedral Close is set in a stunning position in Exeter city centre, overlooking the magnificent Gothic cathedral and its gardens. The shops, bars and restaurants of the city centre are all on its doorstep, including the High Street and Princesshay, with its selection of well-known retail outlets, while there are also plenty of independent retailers and boutiques in the smaller streets off the High Street.

The area has plenty of leisure and cultural activities to choose from, with theatres, museums, galleries and cinemas, as well as tennis clubs, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of Exeter city centre.

The area offers excellent transport links and Exeter's four mainline train stations are all within easy reach of the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, approximately five miles away, offering both local and international flights.

The region is well served by good schools such as Exeter College and St Leonards C of E Primary School, both rated 'Outstanding' by Ofsted, as well as the independent Exeter Cathedral School and The Maynard School. The world-renowned University of Exeter is also just a mile from the property.

The property

5 Cathedral Close is a fine Grade I listed property, set in the most sought-after central Exeter location, opposite the beautiful and historic cathedral. The property, which was operating as a restaurant until recently, was built in the late 17th century and features handsome red brick elevations, sash windows and stone quoin detailing, while inside there are various splendid original details. The property offers the potential for continued use as a restaurant, for other commercial purposes or for conversion into a single, or multiple dwellings, subject to the necessary consents.







The accommodation is arranged across three levels and extends to more than 6,500 square feet. There are a wealth of reception rooms and professional kitchen and serving facilities, with the décor combining elegant details and original character features throughout.

On the ground floor there are four reception rooms, including a bar and a main dining room, both of which have tiled flooring and heavy timber beams overhead. There is also a further splendid reception room at the front, with wooden flooring, panelled walls and unrivalled views of the cathedral.

The first floor offers a further five reception rooms including a 34ft gallery and bar and a further large room with an impressive, vaulted ceiling, a bar and an impressive fireplace. The collection of reception rooms between the ground and first floors are ideal as dining rooms, function rooms or for conversion into a combination of receptions and bedrooms for domestic use.

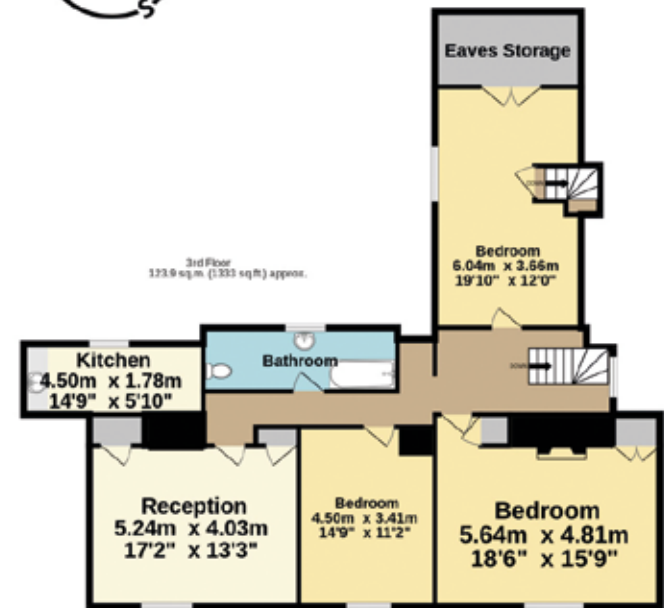
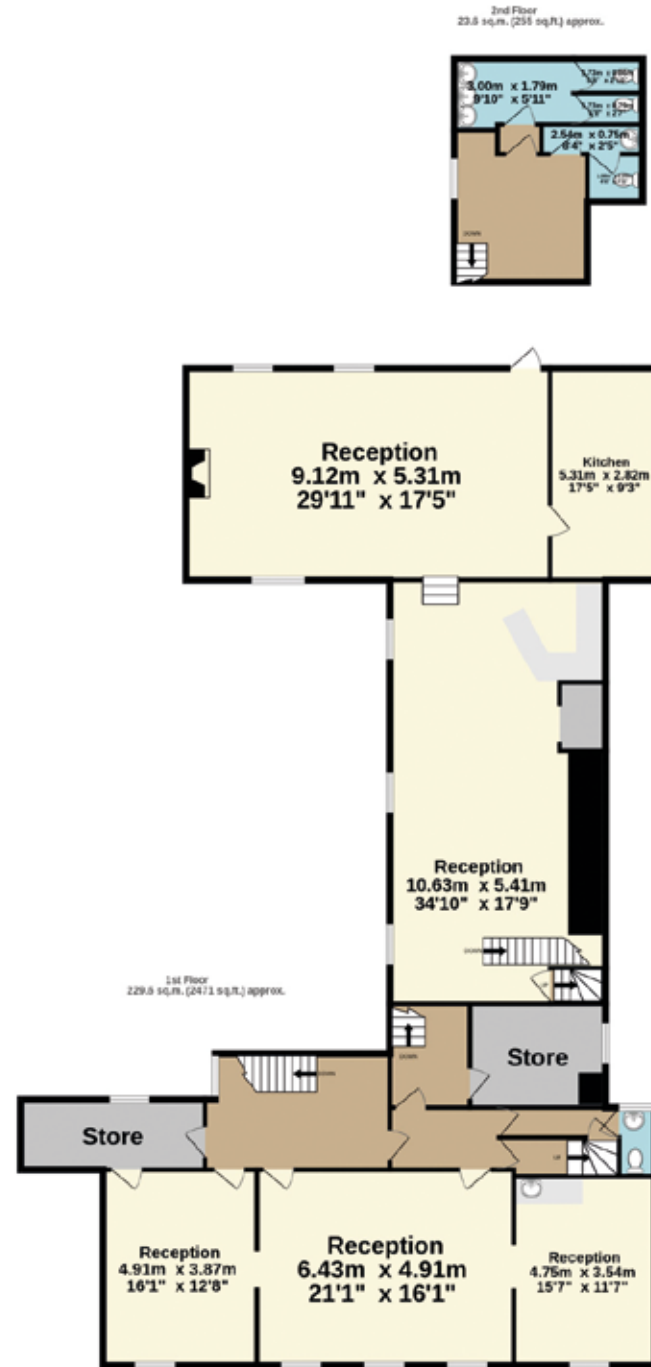
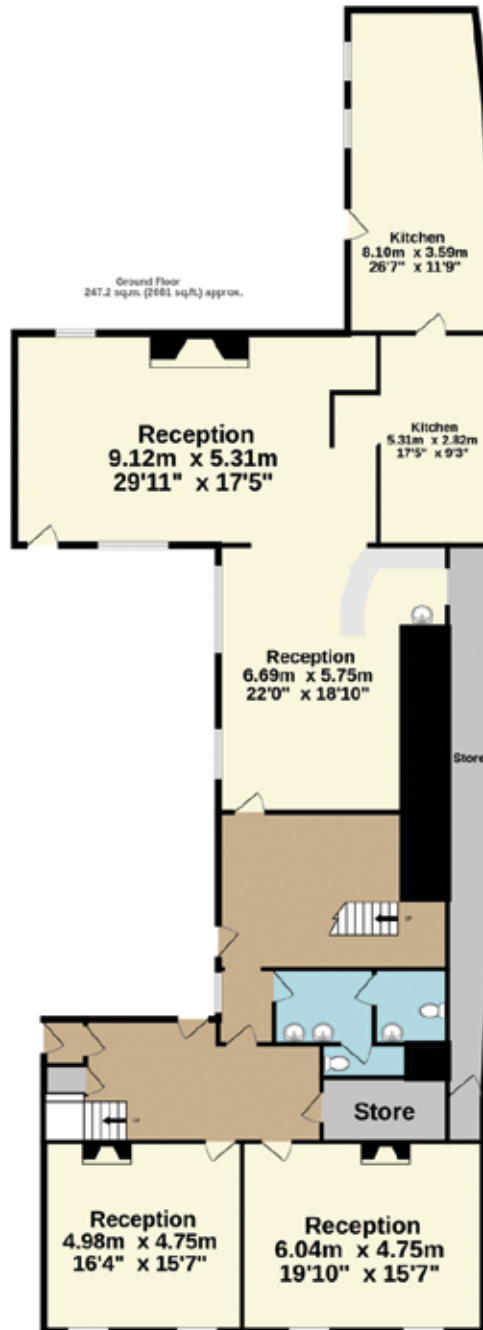
The property is equipped with professional kitchens on the ground floor and first floor. The kitchens feature stainless steel storage, range cookers, splashbacks and service areas. There are also customer toilets on the ground floor, first floor and second floors, which could be converted into bathrooms if required.





**Approximate Gross Internal Floor Area
624.3 sq m (6720 sq ft)**

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



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

On the second floor there is an apartment with three bedrooms, a sitting room, a galley kitchen and a bathroom. It provides useful private accommodation in the event of using the property for commercial purposes.

Garden and grounds

An arched entrance on Cathedral Close leads to a passageway where you will find the property's main side entrance. At the front, the property faces the cathedral square and gardens, while there is also a central courtyard with a seating area. At the rear there are gardens with a patio, an area of lawn and various border shrubs and hedgerows.

Services

Mains gas, water and electricity.

Directions (Postcode EX1 1EZ)

what3words: ///vines.maple.economies)

Property information

Tenure: Long leasehold (Freehold – Church Commissioner)

Local Authority: Exeter City Council

Council Tax: Band A – User Class E

Rateable value is £117,000

Guide Price: £2,000,000





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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