



FRANCIS LOUIS

Residential



Barnfield Hill, Exeter, EX1 1SR

£650,000





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# Barnfield Hill

Exeter, EX1 1SR

- AMAZING INVESTMENT OPPORTUNITY
- ST LEONARD'S LOCATION
- POTENTIAL FOR A RESIDENTIAL HOME
- EXTREME RENOVATION POTENTIAL
- PLANNING FOR 3 SELF-CONTAINED FLATS

This former doctor's surgery in the sought-after St Leonards area of Exeter presents a rare opportunity for investors or developers looking for a project. With planning permission already secured for conversion into three flats, or the appealing option to restore it into a grand residential home, this stunning Victorian property boasts period features, high ceilings, and character throughout. Spanning 2,444.49 sq ft, it offers ample space for redevelopment, along with a large private garden, a boarded loft for storage or potential use, and three parking permits—a valuable asset in this prime location. St Leonards is known for its vibrant community, excellent local amenities, and close proximity to Exeter's city centre, making it an ideal location for both families and professionals.

All gas safety, electrical, and fire alarm service certificates are up to date, ensuring compliance and peace of mind for investors.

This is a unique investment opportunity with a wealth of potential that cannot be missed out on.

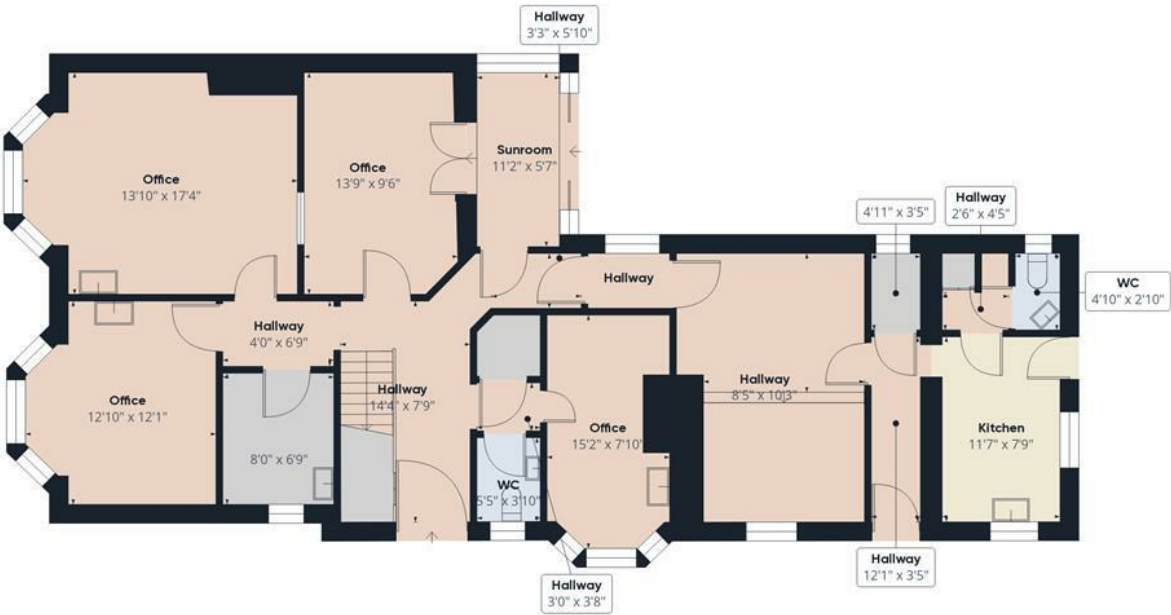
Contact Francis Louis Residential today to arrange a viewing and explore this exciting development prospect.







Floor Plans



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
2444.49 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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