



6 Rosebarn Avenue, Exeter, EX4 6DY
Offers Over £1,000,000


FRANCIS LOUIS
Residential

**Stunning 5-Bedroom
Detached Home on Sought-
After Rosebarn Avenue,
Exeter**

This beautifully extended five-bedroom detached home offers an exceptional blend of space, style, and modern living in one of Exeter's most desirable locations. At the heart of the property is a stunning feature kitchen, designed for both functionality and aesthetics, seamlessly flowing into a bright and spacious family dining area. Bi-fold doors open up to create a perfect indoor-outdoor living experience, making it ideal for entertaining. The ground floor also boasts a generous lounge, a separate living room, and a W/C, offering flexible and comfortable spaces for the whole family.

Upstairs, the home continues to impress with five spacious double bedrooms, including

two en-suite bathrooms and a dressing room. A private balcony offers a tranquil retreat, ideal for enjoying morning coffee or unwinding in the evening.

Outside, the property features a large landscaped garden, providing a beautiful setting for outdoor dining, relaxation, and family activities. Adding to the versatility of the home, two separate outbuildings currently used as studios offer fantastic opportunities for a home office, gym, or creative space.

Ideally located close to excellent schools, Exeter city centre, and transport links, this home is a rare find in a sought-after area. Arrange a viewing today to truly appreciate all it has to offer.



Elegant Living Spaces

Upon entering, you are welcomed into a spacious and inviting hallway that leads to the main living areas. The feature kitchen is a true centrepiece of the home, designed for both everyday living and entertaining. It is fitted with high-end appliances, sleek cabinetry, and an open-plan layout that seamlessly connects to the family dining area. Large bi-fold doors open onto the garden, flooding the space with natural light and providing effortless indoor-outdoor flow.

Adjacent to the kitchen, a comfortable lounge offers a perfect space for relaxation, while a separate living room provides additional flexibility—ideal as a formal sitting area, media room, or playroom. A well-appointed W/C and utility room complete the ground floor.

Spacious Bedrooms & Luxurious Bathrooms

The first and second floor features five generously sized double bedrooms, each offering ample storage and stylish décor. The primary suite is a standout, featuring a private dressing room, en-suite bathroom, and access to a balcony, creating a private retreat with elevated views of the garden. A second bedroom also benefits from an en-suite bathroom, while the remaining three bedrooms share a beautifully designed family bathroom.



Stunning Garden & Versatile Outbuildings

The expansive landscaped garden is perfect for outdoor dining, relaxation, and entertaining. Thoughtfully designed with a mix of patio areas and green spaces, it provides a private and tranquil setting for family life.

Adding to the home's versatility, there are two detached outbuildings, both currently used as studios. These spaces are ideal for a home office, gym, creative studio, or guest accommodation, offering endless possibilities to suit your lifestyle needs.

Prime Location

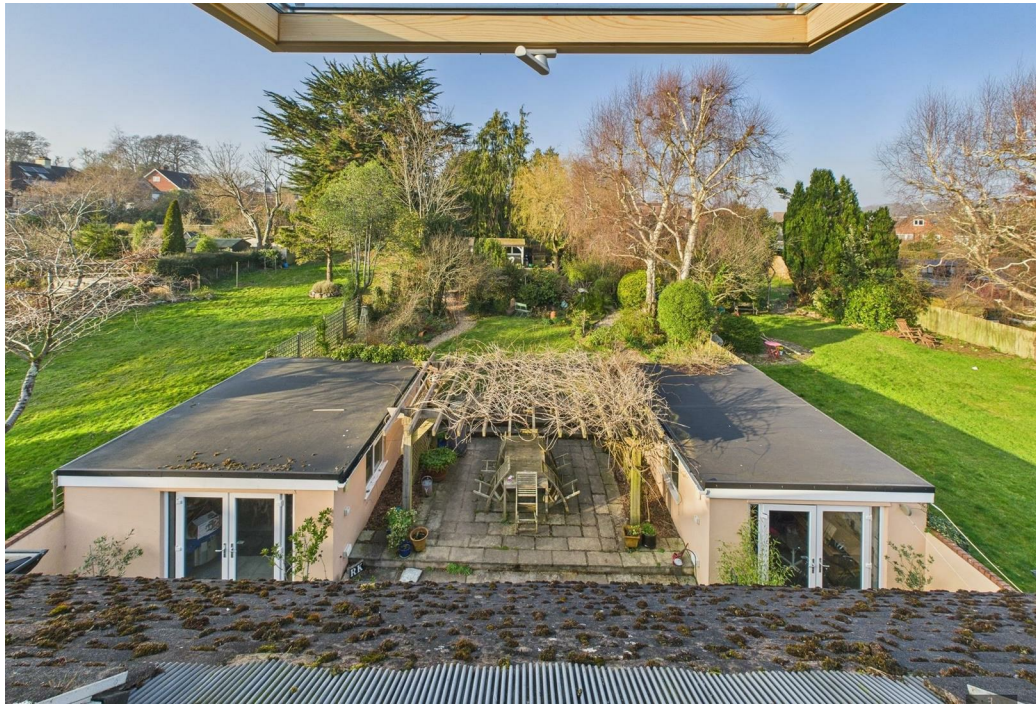
Rosebarn Avenue is known for its peaceful ambiance, tree-lined streets, and proximity to excellent schools, transport links, and Exeter's vibrant city centre. This property is ideally situated for both convenience and privacy, making it a truly exceptional place to call home.

A rare opportunity to own a beautifully designed, spacious, and well-located family home—viewing is highly recommended.

Agents Notes

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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾

2744.07 ft²

Balconies and terraces

22.93 ft²

Reduced headroom

216.52 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

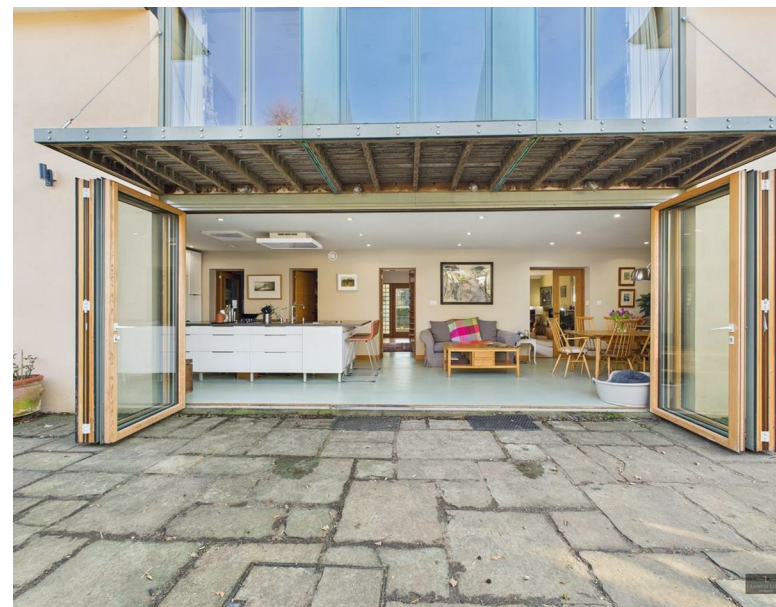
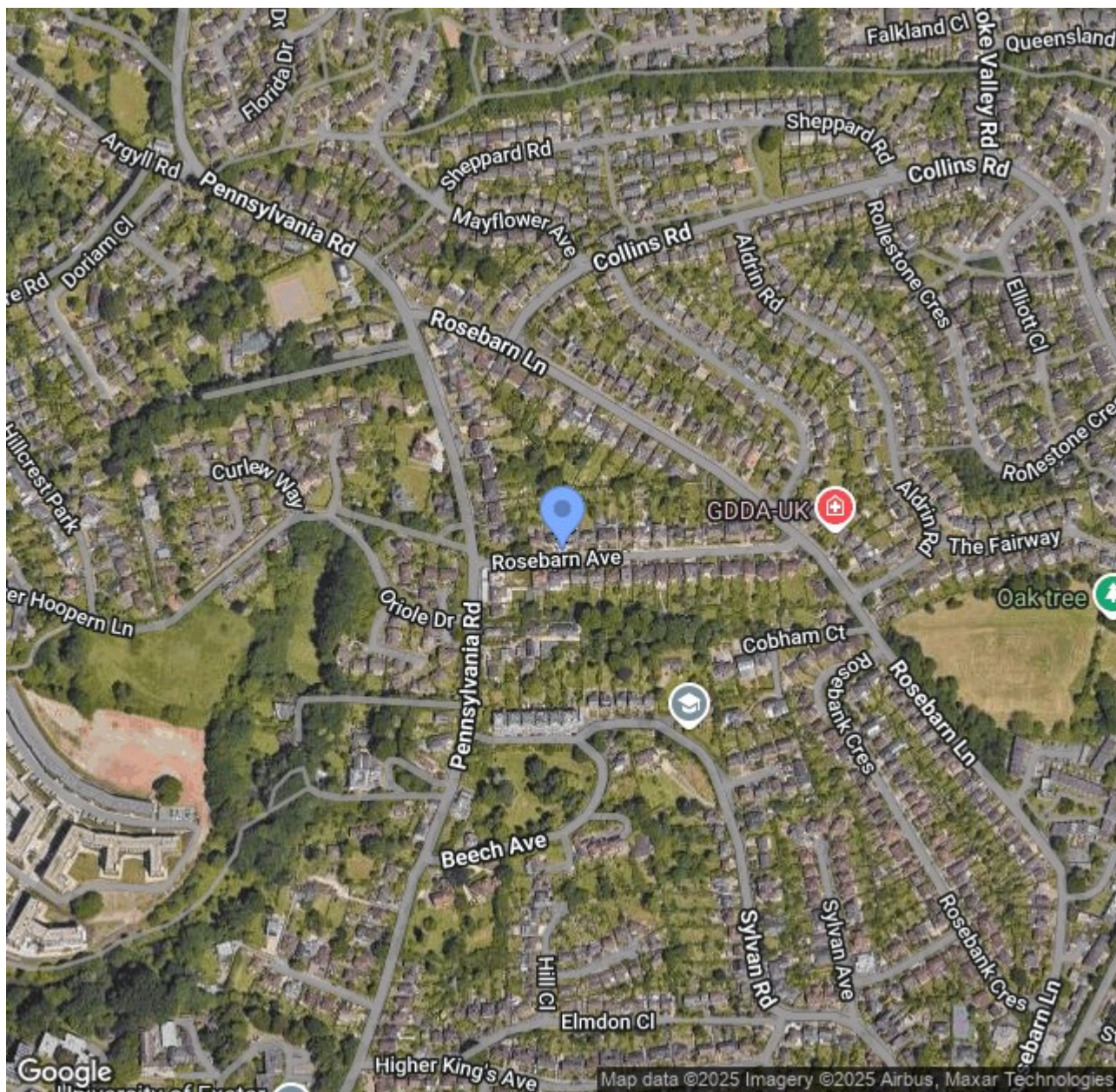
Calculations are based on RICS IPMS 3C standard.

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Lower Ground Floor, 70 South Street, Exeter, Devon, EX1 1EG
 t. 01392 243077 | e. info@francisloouis.co.uk | www.propertysoftwaregroup.com