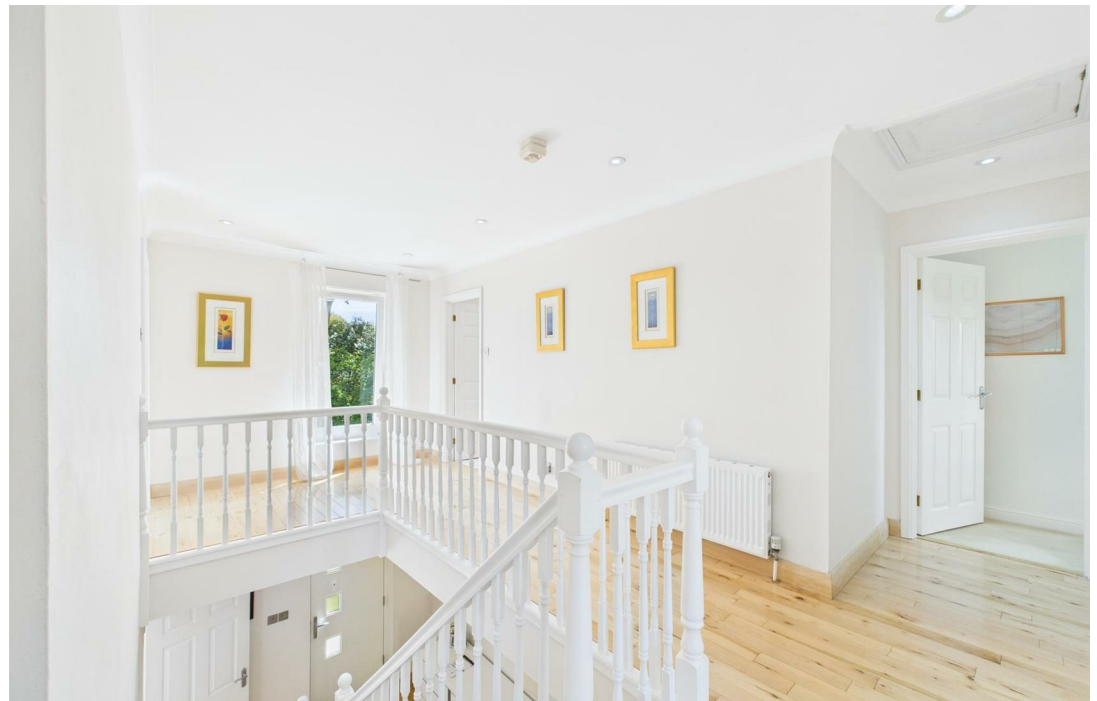




2 The Acorns Pennsylvania Road, Exeter, EX4 5EP
Asking Price £1,000,000


FRANCIS LOUIS
Residential

Set on an exclusive private road with 3 properties in the highly sought-after Pennsylvania area of Exeter, this stunning five-bedroom detached home offers circa 254 sq m of refined living space. The property has been extensively renovated throughout in recent years and has been thoughtfully designed to combine contemporary luxury with timeless elegance. Built in 2000 and immaculately maintained, the property boasts a double-fronted façade, beautifully landscaped gardens, and an extensive driveway with a detached double garage. Internally, no detail has been overlooked — from bespoke cabinetry and natural stone finishes to smart heating controls and high-spec fixtures. With a peaceful, private setting just minutes from the city centre, this exceptional residence provides the perfect balance of space, comfort, and sophistication. From the moment you step inside, you're greeted by a sense of quality and space, with a welcoming entrance hall, generously sized rooms, and a refined interior specification that includes solid maple wood flooring, natural stone finishes, LED lighting throughout, column radiators, and bespoke finishes at every turn.



Entrance Hall

A spacious and inviting entrance hall with solid maple flooring and a bespoke bench-style sit-on radiator. This elegant space sets the tone for the quality finishes throughout the home. This also includes an under stair cupboard with hanging rail and light.

Living Room

29'11" x 15" (9.12m x 4.57m)

A substantial reception room featuring a striking stone fireplace with a fitted gas fire, large bay window, and double-glazed bi-fold doors that open onto one of the two decking areas in the rear garden. Ceiling-mounted Silent Gliss curtain track system for wave curtains add a clean, architectural finish. Maple flooring.

Sitting Room

11'8" x 14'7" (3.56 x 4.46)

A second bay-fronted reception room offering a quiet, flexible space ideal as a family room, snug, or formal dining area. Finished with maple flooring and abundant natural light.

Kitchen

20'11" x 11'3" (6.39 x 3.43)

A bespoke kitchen designed by SystemSix, featuring an extensive central island with a Star Galaxy granite worktop which houses the Blanco under-mounted stone sink and mixer tap, InSinkErator filtered boiling & cold water tap & waste disposal, an induction hob with a CDA retractable downdraft extractor, dishwasher plus additional space for a wine fridge. Siemens appliances throughout including main oven, 2nd oven/microwave, dishwasher, full height fridge, freezer, and the 5-ring induction hob. Tip-on push to open handleless system to cabinetry, Double French patio doors open onto one of the rear decking areas. Numerous feature LED lighting, Maple flooring.



Utility Room

9'1" x 5'4" (2.79 x 1.64)

Refurbished to match the kitchen, with walnut worktops and splashback, a stainless steel sink, plumbing for washing machine and tumble dryer, and generous cabinetry. Provides direct access to the to the garden and garage. Maple flooring.

W/C

Conveniently located off the hallway featuring travertine flooring & skirting and feature travertine split face wall, this stylish w/c complements the home's design aesthetic. Wall-mounted toilet with Geberit in-wall concealed cistern and flush plate. Includes feature LED plinth lighting and brushed stainless steel detailing. Underfloor heating.

First floor landing

Generous, light first floor landing featuring a full height window overlooking the front of the property. Access to the loft area. Large double airing cupboard with extensive racked storage space. Maple flooring.

Master Bedroom and En-suite

14'11" x 11'5" (4.57 x 3.49)

A spacious carpeted principal suite with a front garden view, ceiling-mounted Silent Gliss curtain track system, generous double wardrobe. A luxurious floor to wall travertine-tiled ensuite featuring a wet-room style walk-in shower with large ceiling mounted drench head & separate wall mounted shower, Merlyn glass screen, stone basin mounted to wall hung bespoke cabinetry with glass worktop, underfloor heating, and wall-mounted toilet with Geberit in-wall concealed cistern and flush plate. Additional wall hung floor to ceiling bespoke corner unit. LED feature plinth lighting. Brushed stainless steel detailing. Feature glass mosaic detail. Full height chrome towel rail/radiator.





Bedroom Two and En-suite

11'8" x 11'10" (3.57 x 3.61)

A generously sized carpeted double bedroom with its own ensuite including travertine flooring and walls, a low-profile stone shower tray with a Merlyn glass enclosure with ceiling mounted drench head & separate wall mounted shower, modern pedestal sink, toilet and brushed stainless steel detailing & feature glass mosaic detail. Chrome towel rail/radiator. Underfloor heating.

Bedroom 3

10'9" x 9'6" (3.28 x 2.91)

A carpeted double bedroom with views of the rear garden with its own entrance to the family bathroom which can be used as its own large en-suite.

Bedroom 4

9'6" x 9'6" (2.9 x 2.9)

Well-proportioned carpeted bedroom with views of the rear garden, bright, versatile, and benefit from quality fixtures and finishes.

Bedroom 5/Office

7'4" x 9'6" (2.24 x 2.90)

A large single room, ideal for family, guests, or home office use. Bright, versatile, and benefit from quality fixtures and finishes. With views of the rear garden.

Family Bathroom

A centrepiece of spa-style luxury, featuring a stone freestanding bath with floor mounted filler and wall mounted taps and feature lighting, stone basin mounted to wall hung bespoke cabinetry with glass worktop, and large shower with low-profile stone tray with a Merlyn glass frameless enclosure with ceiling mounted drench head & separate wall mounted shower, wall-mounted toilet with Geberit in-wall concealed cistern and flush plate. Underfloor heating, and premium fittings. Brushed stainless steel detailing. Feature glass mosaic detail. Full height chrome towel rail/radiator. Separate doorways to bedroom 3 and the first floor landing, allowing it to be used as a family bathroom and/or an en-suite.

Loft

A large boarded loft space with mansard roofs, fitted with lighting and accessed via a drop-down ladder from the 1st floor landing — offering excellent storage or future conversion potential.

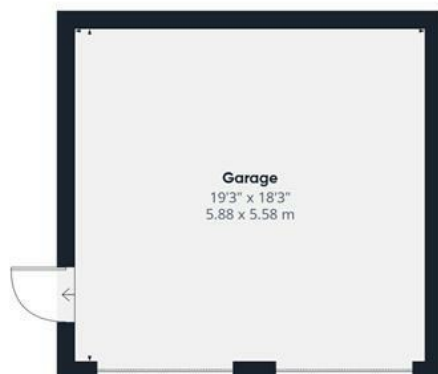




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2736 ft²

254.2 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Garden and Outdoor Space

The private, not-overlooked level rear garden features two expansive timber decking areas, an outside water tap and electric point, hidden satellite dish and mature planting including plum and pear trees. A double wooden gate allows vehicular side access, with an additional side gate between the house and garage. The large front grassed area reflects the nature filled Pennsylvania location.

Driveway and Garage

Block-paved driveway with parking for at least four cars, plus a detached double garage with space for two more vehicles and storage.

Technical and Security Features

Double-glazed Anglican windows and doors, GRP front door with multipoint locking positions for security, stainless steel sockets and switches, LED lighting including feature lighting to kitchen and bathrooms, Honeywell wireless heating thermostats and timer, Gas Fired central Heating with Valliant boiler pressurised hot water system, and column radiators in kitchen and living rooms. Underfloor heating have warm-up digital touch screen timers, towel tails are duel fuel attached to central heating and has additional electric element with digital timers for summer use. LED front and side lighting with PIR's.





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