



8 Powderham Crescent, Exeter, EX4 6DA
Price Guide £1,300,000

FL
FRANCIS LOUIS
Residential

A rare and impressive opportunity to acquire an exceptional Victorian townhouse extending to approximately 3,669 sq ft, superbly positioned in the very heart of Exeter. This substantial period home has been comprehensively and thoughtfully renovated to an outstanding standard, combining elegant original architecture with refined contemporary design and modern functionality.

Arranged over three floors, the accommodation is both generous and versatile, offering five well-proportioned bedrooms, including a luxurious principal suite complete with a dressing room and en-suite bathroom, along with one further en-suite bedroom. The remaining bedrooms are served by high-quality family bathroom. High ceilings, large sash windows and retained period features create a sense of grandeur throughout, while the quality of finish, bespoke joinery and carefully selected materials ensure the property meets the expectations of modern living.

The ground floor provides beautifully balanced living space, ideal for both everyday family life and entertaining. A striking open-plan kitchen and living area forms the heart of the home, flooded with natural light and finished to a premium specification, while a separate formal reception room offers an elegant retreat with views towards the attractive residents' communal green to the front. Practical features have been carefully incorporated, including a separate laundry room and a ground floor WC, ensuring the house works seamlessly on a day-to-day basis.

To the rear of the property is a detached coach house incorporating a double garage with substantial accommodation above, and one parking space. This space offers excellent flexibility and can be used as a self-contained apartment, ideal for guests, extended family or potential income, or alternatively as ancillary accommodation such as a gym, studio or home office, depending on individual needs.



The property is entered via an elegant reception hallway that immediately reflects the quality and scale found throughout this impressive Victorian townhouse. High ceilings, refined finishes and carefully retained period detailing set a sophisticated tone, while the layout has been thoughtfully configured to suit both modern family living and more formal entertaining.

To the front of the house is a beautifully proportioned formal sitting room, rich in character and flooded with natural light from tall sash windows overlooking the residents' communal green. Original architectural features sit comfortably alongside a contemporary interior palette, creating a refined yet welcoming space ideal for relaxation or hosting.

To the rear, the house opens into a stunning kitchen, dining and living space which forms the heart of the home. This exceptional room has been designed with both functionality and aesthetics in mind, featuring bespoke cabinetry, high-quality integrated appliances and generous work surfaces centred around a substantial island. Roof lights and full-height glazed doors draw in an abundance of natural light and provide a seamless connection to the garden, making the space perfectly suited to everyday family life as well as entertaining on a larger scale.

Also on the ground floor is a discreetly positioned WC and a separate laundry room, ensuring excellent practicality without compromising the clean lines and flow of the main living areas.

The upper floors provide five generously proportioned bedrooms, all finished to a high standard. The principal bedroom forms a luxurious master suite, complete with a



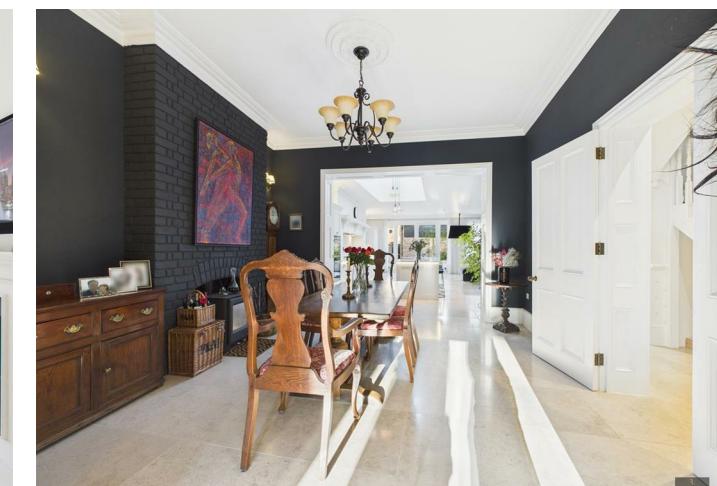
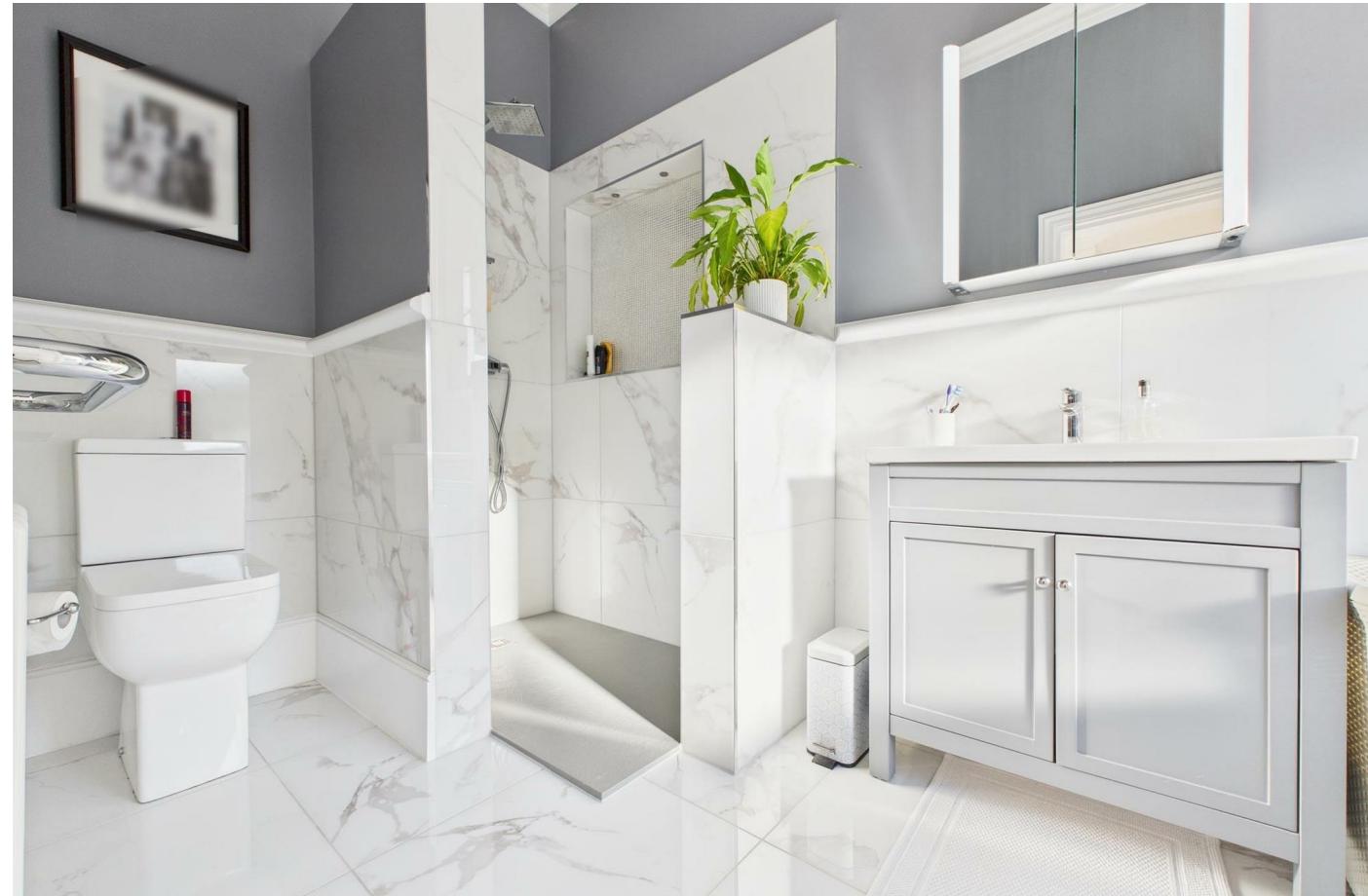
dedicated dressing room and a beautifully appointed en-suite bathroom. One further bedroom benefits from its own en-suite, making it ideal for guests or older children, while the remaining bedrooms are served by stylish and well-appointed bathroom accommodation.

Throughout the bedroom levels, the sense of space is enhanced by high ceilings, excellent natural light and carefully considered storage. The renovation has been completed with meticulous attention to detail, successfully preserving the elegance of the Victorian architecture while delivering the comfort and quality expected of a contemporary home.

To the rear of the property is a detached coach house, incorporating a garage at ground level with substantial accommodation above. This highly versatile space can be arranged as a self-contained apartment or used as ancillary accommodation such as a gym, studio or home office, offering excellent flexibility to suit a variety of lifestyles.

To the front of the house is a well-maintained communal green, available exclusively to residents, providing an attractive outlook and a rare sense of openness and community within this central city setting.

Situated in the heart of Exeter, the property is ideally placed for access to the city's shops, restaurants, schools and transport links, while offering a level of scale, quality and versatility that is rarely found in such a prime location.







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2



Approximate total area⁽¹⁾

3669 ft²

Reduced headroom

21 ft²

(1) Excluding balconies and terraces

Reduced headroom:

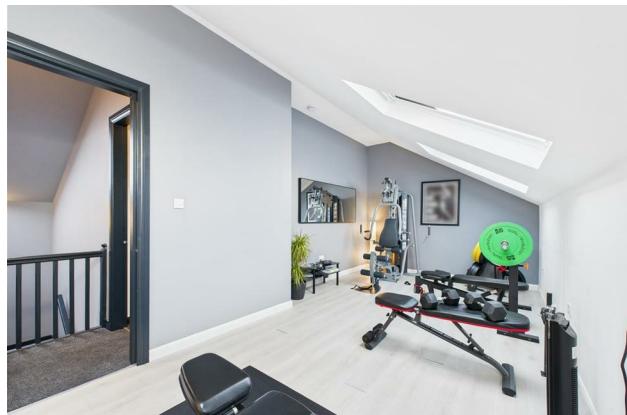
..... Below 5 ft

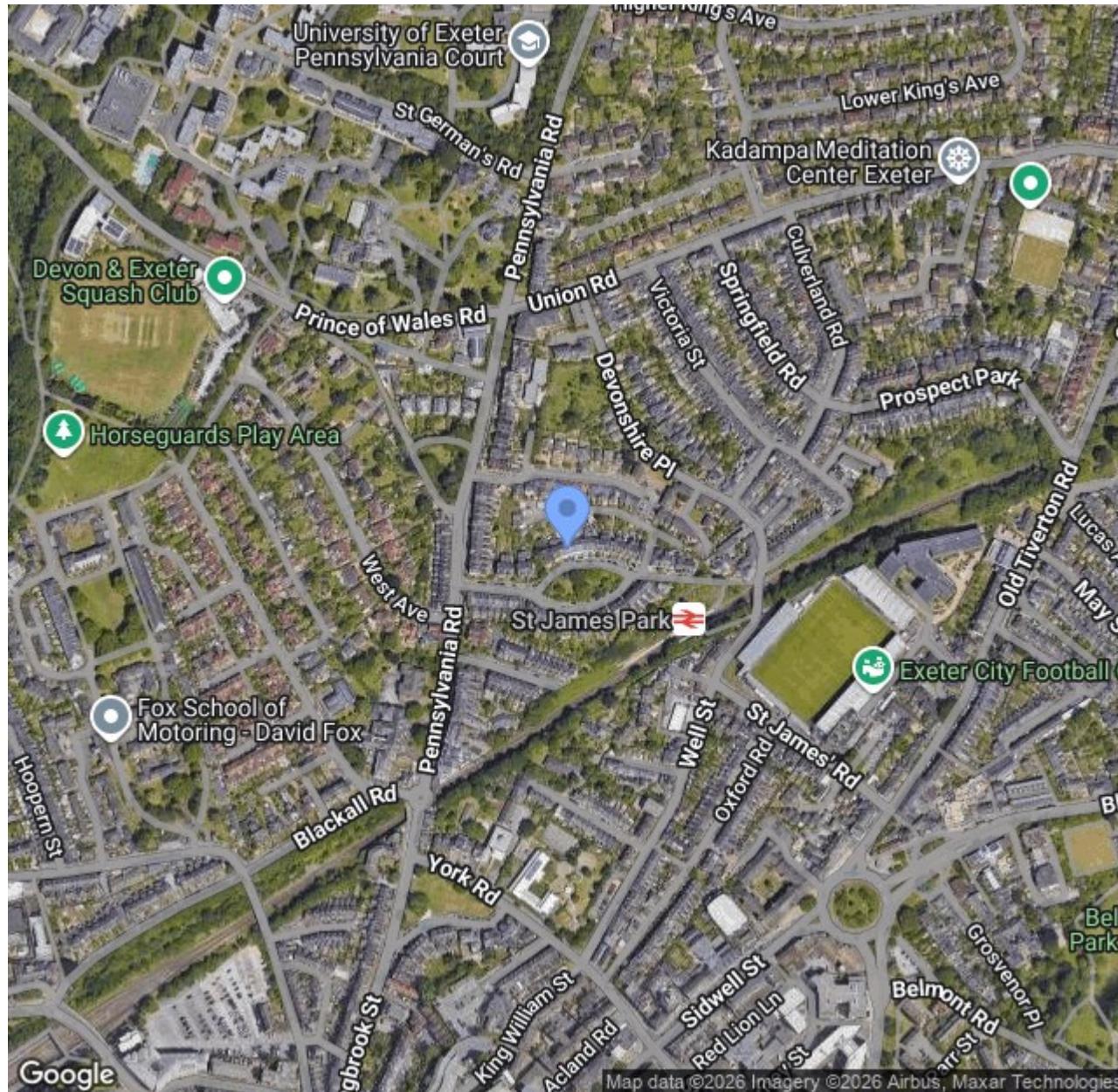
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- Impressive Victorian townhouse extending to approximately 3,669 sq ft
- Prime central Exeter location
- Fully and comprehensively renovated to a high specification throughout
- Five generously proportioned bedrooms
- Luxurious principal bedroom suite with en-suite bathroom and dedicated dressing room
- One additional en-suite bedroom
- Elegant formal sitting room with tall sash windows overlooking the residents' communal green
- Detached coach house to the rear
- Coach house suitable for self-contained apartment or ancillary use such as gym, studio or home office
- Private rear garden space





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