



# Dennyshill

Glenthorne Road, Exeter, Devon, EX4 4QU





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**Substantial 7 Bed Care Home - Approximately 4,500 sq ft (418 sq m)**  
**4 Bedroom Owner's Accommodation Plus Separate 1 Bedroom Annexe**  
**Prime Freehold Opportunity with Redevelopment Potential (STP) – Vacant Possession will be Granted if Required**  
**Extensively Refurbished in 2021 and Immaculately Presented Throughout • Located Just Minutes from Exeter City Centre, University and Mainline Railway Station**  
**Versatile Layout Ideal for Continued Care Use, Medical/Dental Practice, Office or Multi-Generational Living**  
**Excellent Potential for 'Home and Income' Arrangement or Investment Conversion (STP)**

## DESCRIPTION

Dennyshill is a spacious and well-appointed Care Home, occupying a substantial freehold plot with private gardens and extensive on-site parking. Arranged over several levels and extending to approximately 4,500 sq ft (418 sq m), the property features a highly flexible internal configuration with owner's accommodation, multiple bedrooms, generous communal areas and a separate two-storey annexe.

The property has been operated as a successful, family-run Care Home for several decades, offering residential care in a safe, homely and well-equipped environment. Dennyshill is registered for up to 9 residents with the Care Quality Commission. With a layout designed to balance practicality and comfort, Dennyshill has provided accommodation for residents across a mix of generous bedrooms, welcoming lounge area, a large dining kitchen and extensive outdoor space. It has held a strong Care Quality Commission (CQC) record, reflecting high standards of care and compliance.

The current owners are now looking to retire, presenting a rare opportunity to acquire a fully established site with strong care credentials or alternative operational potential. In 2021, the property underwent an extensive refurbishment programme, including comprehensive upgrades to interiors and exteriors, services and finishes. As a result, it now presents in excellent decorative and structural condition, ready for immediate use or conversion. The refurbishment offers peace of mind for incoming buyers and significantly enhances the long-term value of the building. Thanks to its layout and quality, Dennyshill is ideally suited for a range of uses including continued care or supported living, student accommodation, medical or dental practices, office use, HMO or subdivision into luxury apartments (STP). The generous private quarters and annexe also make it highly adaptable as a multi-generational family residence or a 'home and income' opportunity, where sections could be let or operated separately.

Ref No: 5312

£850,000 Freehold

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## LOCATION

Dennyshill is located in a peaceful and sought-after residential cul-de-sac at Glenthorne Road, just moments from Exeter city centre. With minimal traffic and pedestrian-only access beyond the crescent, the setting is both private and tranquil.

Despite its quiet surroundings, the property is within walking distance of the city's excellent amenities including shops, pubs and cafes, the University of Exeter's Streatham Campus and Exeter St David's railway station, which offers direct services to London Paddington and Bristol. Road access is equally convenient via the A377, A30 and M5 corridors, placing Exeter within easy reach of the rest of the South West and beyond.

The property comprises:-

## MAIN ENTRANCE DOOR

Leading to:-

## BEDROOM 1

16' 1" x 15' 5" (4.90m x 4.70m)

## BEDROOM 2

16' 5" x 11' 6" (5.00m x 3.50m)

## BEDROOM 3

16' 1" x 8' 6" (4.90m x 2.60m)

## SITTING ROOM

16' 1" x 15' 5" (4.90m x 4.70m)

## MAIN BATHROOM

9' 7" x 8' 8" (2.92m x 2.65m)

## WC

5' 11" x 2' 11" (1.80m x 0.90m)

## STORAGE ROOM

6' 6" x 5' 11" (1.97m x 1.80m)

## BEDROOM 4

11' 7" x 10' 5" (3.52m x 3.18m)

## BEDROOM 5

14' 4" x 7' 10" (4.38m x 2.40m)

## BEDROOM 6

15' 9" x 9' 1" (4.80m x 2.78m)

## BEDROOM 7

15' 9" x 9' 2" (4.80m x 2.80m)

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## **KITCHEN**

22' 0" x 19' 8" (6.70m x 6.00m)

With rear double French doors to outside decking. Fully Fitted units with integrated oven, sink. 2 x circular tables and non-slip flooring. Additional

## **OFFICE.**

## **OWNERS ACCOMMODATION**

With separate access from outside and internal door to the care home. Arranged over 2 floors and beautifully presented throughout. Fully refurbished in 2021.

## **ENTRANCE HALL**

With separate WC.

## **DOMESTIC KITCHEN**

17' 1" x 13' 1" (5.20m x 4.00m)

With modern domestic units and integrated oven. Door to outside.

## **LIVING ROOM**

20' 5" x 15' 5" (6.23m x 4.70m)

With central fireplace and glazed divide to:-

## **CONSERVATORY/DINING ROOM**

18' 8" x 9' 11" (5.70m x 3.03m)

With double doors to private outside patio area.

## **FIRST FLOOR**

## **BEDROOM 1**

9' 5" x 4' 6" (2.88m x 1.38m)

Double room. En-suite with bath and shower, WC and wash hand basin.

## **BEDROOM 2**

11' 1" x 9' 7" (3.38m x 2.92m)

Double room. En-suite with shower, WC and wash hand basin.

## **BEDROOM 3**

8' 11" x 7' 10" (2.72m x 2.40m)

Double room. En-suite with WC and wash hand basin.

## **BEDROOM 4**

9' 7" x 7' 9" (2.72m x 2.36m)

Single room. En-suite shower, WC and wash hand basin.

## **LOFT SPACE**

The property has been extensively equipped with a state of the art security system and a separate call bell system.

## **OUTSIDE**

The property benefits from an attractive front lawn, a main driveway with parking for 10+ and a private drive for 3+ cars. Composite decking area arranged over two levels to the rear of the commercial kitchen and used by the care home. Underground first floor storage/basement area.

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Attractive private, walled terrace and patio to the rear of the owners accommodation, arranged in a 'L' shape.

## **SEPARATE ANNEXE**

A detached, two storey property situated to the rear of the main drive with double front doors leading to:-

## **OPEN PLAN GROUND FLOOR LIVING AREA**

With **KITCHEN**.

## **WET ROOM**

With Shower, WC and wash hand basin. Tiled walls and floors.

Stairs to:-

## **DOUBLE ROOM**

With Velux window.

## **PLANNING POTENTIAL**

With its generous footprint and central, secluded location, Dennyshill offers broad scope for a wide range of alternative uses (STP), including:

- Residential apartments or co-living conversion
- Continued or alternative care provision
- Medical, dental or professional consulting practice
- Supported living or student accommodation
- Multi-generational family home or 'home and income' layout

- HMO investment or substantial private residence
- Office use
- NB. Vacant Possession will be granted if required

## **COUNCIL TAX BAND E**

## **EPC AWAITED**

## **VIEWING**

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

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CARE HOME



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OWNERS ACCOMMODATION



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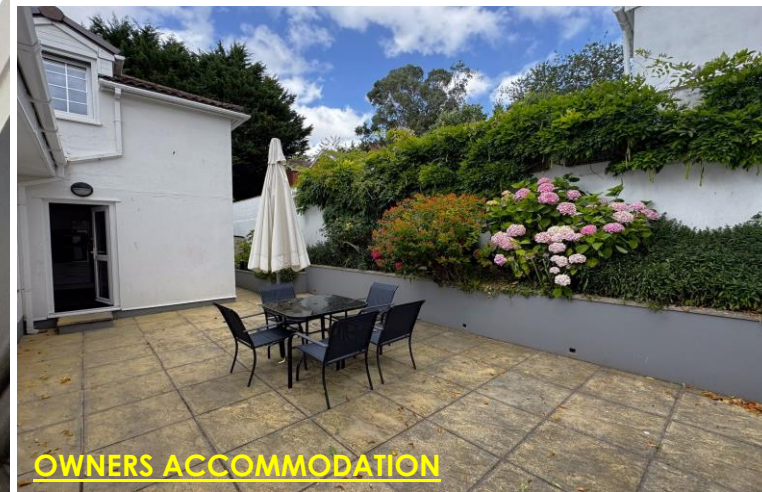
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THE ANNEXE



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**Approximate Gross Internal Area**  
**4499 sq ft - 418 sq m**

**Rooms and Dimensions:**

- Conservatory:** 18'5" x 9'11" (5.70 x 3.03m)
- Living Room:** 20'5" x 15'5" (6.23 x 4.70m)
- Kitchen:** 17'1" x 13'1" (5.20 x 4.00m)
- WC:** (Toilet)
- CH Bedroom 3:** 16'1" x 8'7" (4.90 x 2.62m)
- CH Sitting Room:** 16'1" x 15'5" (4.90 x 4.70m)
- CH Office:** (Study)
- CH Bathroom:** 9'7" x 8'8" (2.92 x 2.65m)
- CH Kitchen:** 22'0" x 19'8" (6.70 x 5.90m)
- CH Storage Room 1:** 6'5" x 5'11" (1.97 x 1.80m)
- CH WC:** 5'11" x 2'11" (1.80 x 0.80m)
- CH Bedroom 2:** 16'5" x 11'6" (5.00 x 3.50m)
- CH Bedroom 1:** 16'1" x 15'5" (4.90 x 4.70m)
- CH Bedroom 7:** 15'9" x 9'2" (4.80 x 2.80m)
- CH WC:** (Toilet)
- CH Bedroom 6:** 15'5" x 9'1" (4.80 x 2.78m)
- CH Bedroom 4:** 11'7" x 10'5" (3.52 x 3.18m)
- CH Bedroom 5:** 14'4" x 7'10" (4.38 x 2.40m)
- En-suite:** 4'9" x 3'2" (1.45 x 0.96m)

**Outdoor Spaces:**

- Composite Decking:** (Two areas)
- Garden:** (Two areas)
- Patio:** (Back garden)
- Driveway:** (Front and side)
- Annex:** (Side extension)

**ANNEXE GROUND FLOOR**

169 x 113  
5.08 x 3.32m

**ANNEXE FIRST FLOOR**

Annexe Bedroom  
167 x 113  
5.08 x 3.42m

**FIRST FLOOR (MAIN BUILDING)**

Bedroom 1  
85 x 48  
2.88 x 1.38m

En-suite  
130 x 100  
3.95 x 3.05m

Bedroom 2  
115 x 57  
3.38 x 2.92m

En-suite  
710 x 211  
2.40 x 0.90m

Bedroom 3  
8111 x 710  
2.72 x 2.40m

En-suite  
65 x 29  
2.83 x 0.94m

Bedroom 4  
77 x 79  
2.85 x 2.36m

N.B. Shaded area used as Private Accommodation

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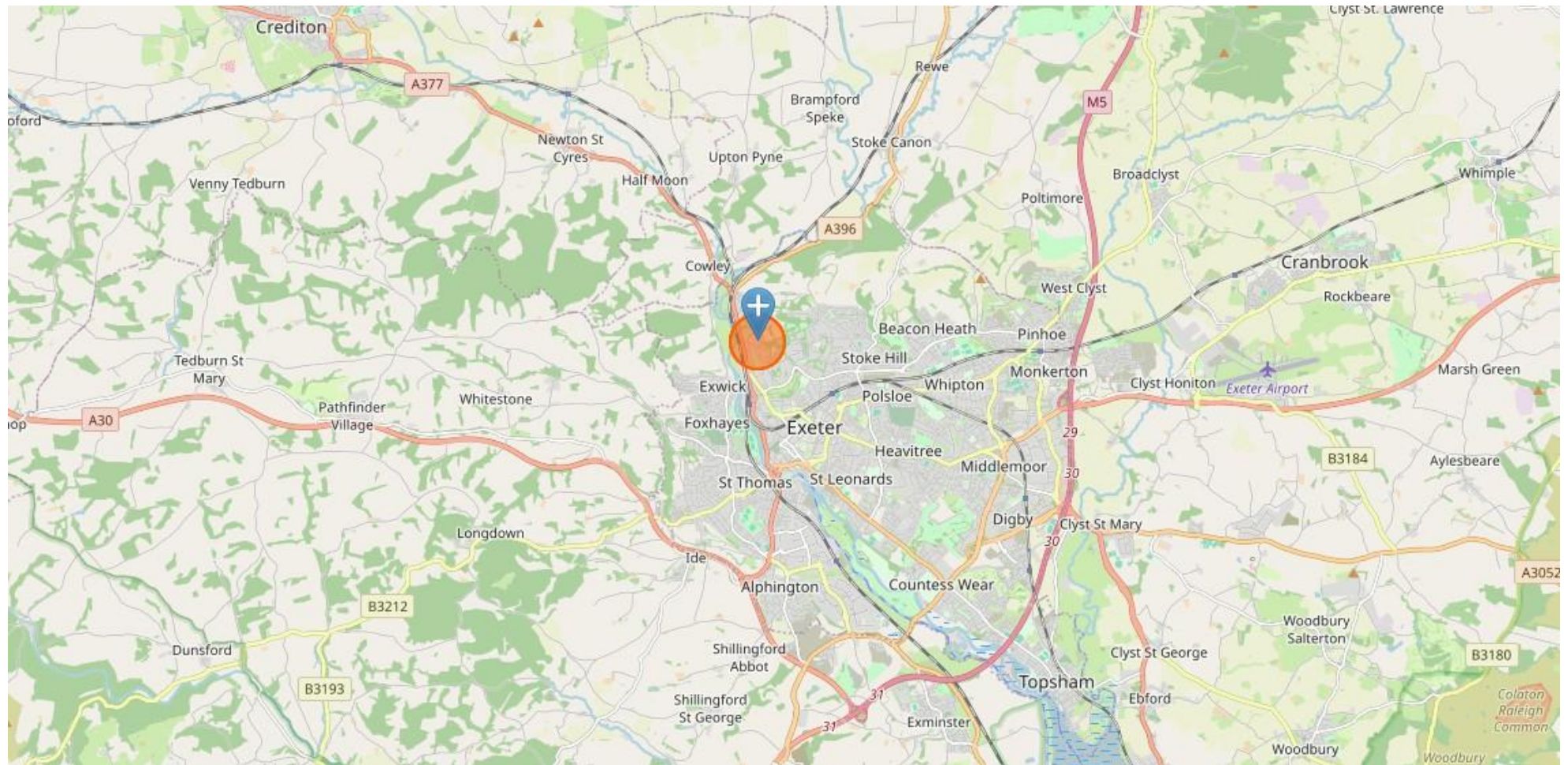
Family Business  
3 Generations  
Since 1943





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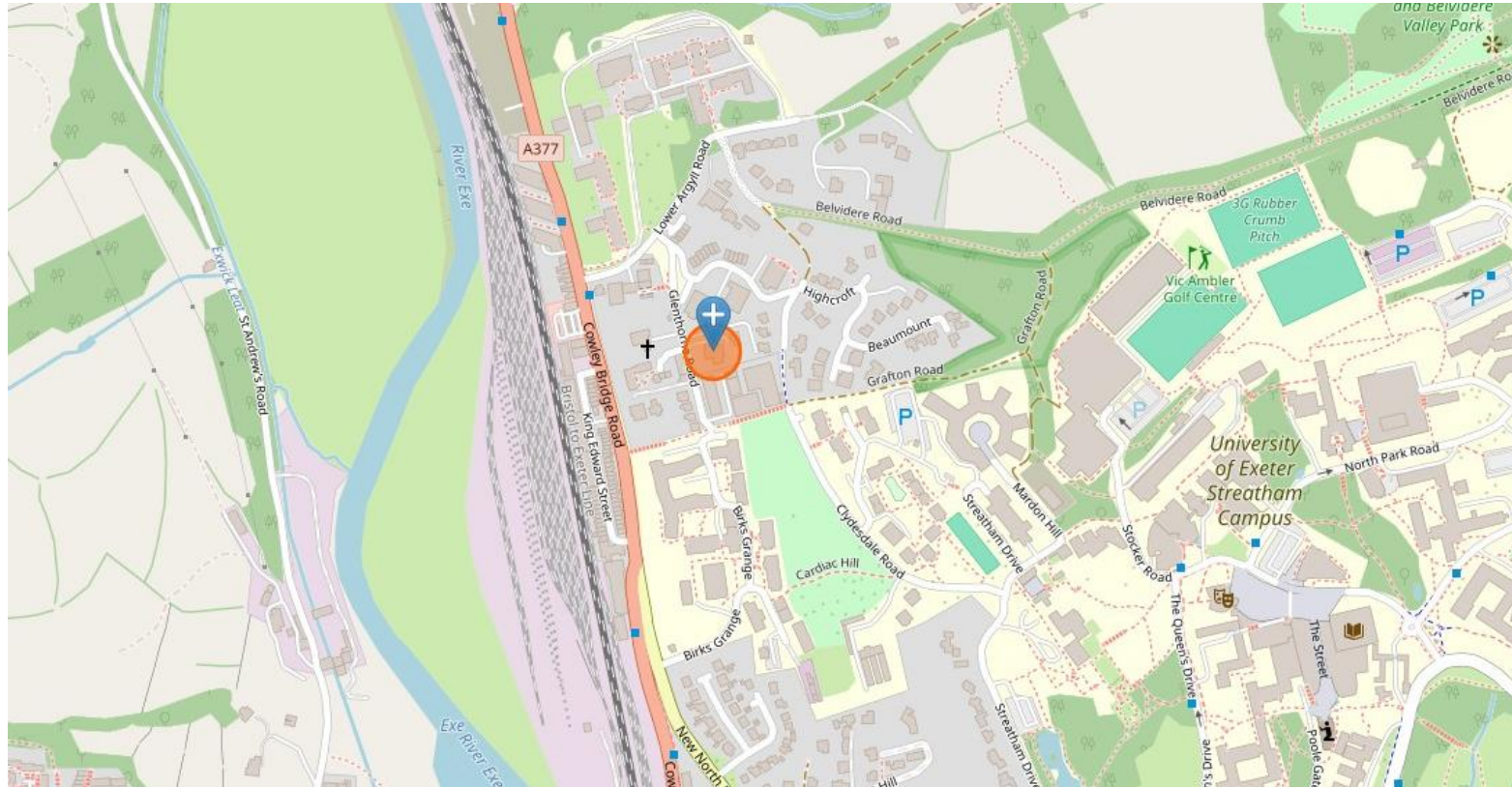






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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
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