



Cathedral Yard, Exeter, Devon



A fine third floor apartment with **luxury styling**, overlooking Exeter's stunning Gothic cathedral.

Summary of accommodation

Third Floor: Reception room/dining room | Kitchen | Principal bedroom with en suite bathroom | One further bedroom | Study | Shower room

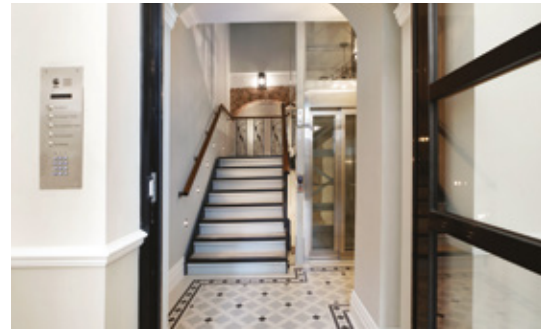
Distances

Exeter city centre 0.0 miles, Exeter St. David's station 1.2 miles (2 hours to London Paddington), M5 (Jct 29) 3.6 miles
Exeter Airport 5.1 miles (1 hour to London City Airport)
(All distances and times are approximate)



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Location

Cathedral Yard is a highly sought-after position in the centre of Exeter, overlooking the stunning, historic cathedral. The shops, bars and restaurants of the city centre are right on its doorstep, including the High Street and Princesshay, with its selection of well-known retail outlets, while there are also plenty of independent retailers and boutiques in the smaller streets off the High Street.

The area has plenty of leisure and cultural activities to choose from, with theatres, museums, galleries and cinemas, as well as tennis clubs, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of Exeter city centre.

The area offers excellent transport links and Exeter's four mainline train stations are all within two miles from the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, approximately five miles away, offering both local and international flights.

The region is well served by good schools such as Exeter College and St Leonards C of E Primary School, both rated 'Outstanding' by Ofsted, as well as the independent Exeter Cathedral School and The Maynard School. The world-renowned University of Exeter is also just a mile from the property.

The property

The Langdon Suite is a stunning luxury apartment, set on the third floor of a handsome period home on Exeter's Cathedral Yard. The apartment features two bedrooms and elegant modern fittings, as well as clean, neutral décor that helps to create a light, airy, and thoroughly attractive space in which to relax and entertain.

The main reception room is the 31ft sitting and dining room with its wooden flooring and four sash windows affording views across Cathedral Green to the cathedral's spectacular northern elevation in all its glory. The room is ideal for entertaining, with space for a large seating area as well as a dining table.





Adjoining the reception room in a semi open-plan layout is the well-equipped kitchen. It has sleek, contemporary units in contrasting black and white colours, as well as a central island with a breakfast bar. There are also integrated appliances, including a double oven and an induction hob with an extractor above.

The apartment also has a useful study, which could become a third bedroom if required. The two main bedrooms are both generous doubles, with the principal bedroom benefitting from a large en suite bathroom with a freestanding bathtub, dual washbasins and a walk-in shower. The apartment also has a separate shower room with a walk-in shower.

Garden and grounds

The apartment has communal hallways with ornate styling and fittings, as well as an elevator providing access to all apartments. The building opens directly onto Cathedral Green with its beautiful lawns.

Directions

Postcode: EX1 1HB

what3words: ///factor.grass.remote



Property information

Tenure: ????????

Local Authority: Exeter City Council

Council Tax: Band G

EPC Rating: B

Guide Price: £900,000



Approximate Gross Internal Floor Area

178.1 sq m (1917 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

3rd Floor 178.1 sq.m. (1917 sq.ft.) approx.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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