





10 LYNDHURST ROAD

Exeter, EX2



A STUNNING LUXURY GRADE II LISTED HOUSE

With extensive accommodation, in sought-after St. Leonards.

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Local Authority: Exeter City Council
Council Tax band: H
Tenure: Freehold

Guide price: £3,000,000

LOCATION

St. Leonard’s is a prestigious area in Exeter offering a unique city lifestyle, and Lyndhurst Road is a superbly located quiet residential road. The city centre with an array of shops, including John Lewis, is within walking distance, as is nearby Magdalen Road with its parade of shops and cafés. Waitrose supermarket is a two minute drive away. The cathedral is less than a mile from the property and the historic quayside is a short walk away, providing several cafés, restaurants and cycle paths.

The area has plenty of leisure activities, including a tennis club at the end of Lyndhurst Road, walking groups, Park runs, football, swimming, golf and gyms. The coast lies within 15 miles of the property, offering many beaches, and the famous Jurassic Coast is also within easy reach. Dartmoor National Park is twenty minutes drive away.

The area offers excellent transport links, and Exeter’s mainline train stations are only a couple of miles away. Trains run frequently to London Paddington with a travel time of just over two hours, ideal for weekly commuters. There is also an extensive train network to other towns and cities, from Cornwall in the south to Scotland in the north. The A30 and M5 lead to the national motorway network, providing convenient road links with Exeter International Airport, about 4 miles away, offering both local and international flights.

The region is well served by excellent independent schools, including Exeter School, a two-minute walk away, and the Maynard School for girls, a ten-minute walk. Both schools offer an outstanding education from ages 4-18. The highly rated St Leonard’s CofE Primary School is five minutes away. Exeter College, (Sixth form), and University of Exeter are also less than two miles away from the property.

Distances: Exeter city centre 0.8 miles, Exeter St. David’s station 2.2 miles M5(Jct29)2.6miles, ExeterAirport4.1miles (1 hour to London City Airport) (All distances and times are approximate).



THE PROPERTY

10 Lyndhurst Road is a handsome, substantial detached Grade II listed house, set in one of Exeter's most desirable residential areas. Offering almost 7,500 square feet accommodation over two floors, including five bedrooms and a wealth of beautifully appointed living, entertaining and study space, the property represents one of the most prestigious and exclusive within the local area. The property also benefits from a self contained detached coach house situated in the garden.

The ground floor features two wonderful reception rooms at the front, combining elegant period detailing with understated modern décor and fittings. The reception rooms include the splendid drawing room and morning room, both of which have fireplaces, wooden parquet flooring and tall windows welcoming plenty of morning sunlight. In addition, there is a comfortable sitting room with double doors leading to the south-facing conservatory at the side, while useful further ground-floor receptions include the snug, and two studies. There are also two downstairs cloakrooms.





Extra accommodation is available in the Coach House, accessed from the garden, which includes an open-plan kitchen, sitting room and dining room, plus one en suite bedroom upstairs. The space is ideal for family members or lodgers.



The Coach House

At the rear, the accommodation opens out to a 35ft dining and family room with dual bi-folds and a ceiling lantern skylight flooding the space with natural light and connecting to the rear gardens. There is tiled flooring throughout, and a recessed woodburning stove, a large seating area, as well as space for a dining table for eight.

The open plan dining and family room includes a large kitchen and breakfast room, with high quality built-in units, and a large granite central island with a breakfast bar. There is also an AGA and integrated appliances. Adjacent is a utility/laundry room as well as stairs to the cellar with a plant room, boiler room and wine cellar, providing further useful storage.

The first floor features five well-presented double bedrooms, including the impressive principal bedroom with two dressing rooms and large, luxury en suite bathroom with a freestanding bathtub, dual washbasins and a large, dual walk-in shower. The four further bedrooms are all en suite. On the half landing, there is also a separate home gym with mirrored walls.



The Coach House

GARDEN & GROUNDS

The house is set in a generous plot of around 0.75 acres. At the front, the paved driveway provides parking for several vehicles, as well as access to the detached double garage and workshop. The front garden includes a large lawned area, secluded by border hedgerows and various established shrubs and trees. At the rear, the west-facing gardens feature patio areas for al fresco dining, box hedging and a lawn beyond, with well-stocked border beds and established hedgerows and a paved pathway leading a further patio area. There is also a further meadow area creating a peaceful, secluded environment in which to relax.

PROPERTY INFORMATION

Services: Mains gas and electricity

Postcode: EX2 4PA

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Approximate Gross Internal Area
696.2 sq m (7494 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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