



East of 
ESTATE AGENTS

Longbrook Street
Exeter £895,000

Longbrook Street

Exeter £895,000

This truly elegant Georgian town house, full of historic and timeless charm, has been restored and modernised to an exceptional standard throughout and offers a unique opportunity for those with a discerning eye, seeking a classic yet stylish, living space. Located within the very historic city centre of Exeter, set back from the street, with ample off road parking, this stunning period home, built in, c 1824 preserves all the Georgian charm of its time together with exceptional, modern open plan living which has been considerably designed by the current owners to offer highly sought after space and configuration.

Delightful Character Georgian House | Fine and Elegant charm

- | Up To 6 Bedrooms with Flexibility for dressing room
- | Two Ensuite Bedrooms | Central Exeter location
- | Off Road Parking and Private Front Gardens
- | Large Family Kitchen Extension with Bifolds to the garden
- | Beautiful, Elegant Period Reception Rooms
- | Utility room and Second Staircase to self contained bedroom suite
- | Historic walled courtyard garden and steps up to lawn garden at the rear

APPROACH / FRONT GARDEN

From the road there is parking for up to three cars from which a brick paved path winds its way up through the front garden filled with flowering plants and shrubs passing a delightful secluded garden with seating surrounded by beech hedges. The garden opens to a lawn with further seating and the path leads to the front door with arched storm porch over the top of a beautiful mosaic threshold.

RECEPTION HALL

Inside the entrance lobby provides space for coats and shoes with further storage located to the under stair cupboard. A stained glass door opens into the reception hall where the full glory of this magnificent house begins to reveal itself. The long hall opens out onto the reception rooms and kitchen with stairs to the first floor, and running along the length are stunning stripped original floor boards which continue throughout the entire house.

SITTING ROOM 4.42m by 4.35m

This delightful warm and inviting sitting room is characterised by its stunning ornate marble fire place with wood burning stove, but most captivating is the grand Georgian sash window that frames the front garden letting light flood into the room.

RECEPTION ROOM 4.42m by 3.70m

Bi-fold doors from the Sitting Room open into the adjoining snug allowing the two rooms to form one grand reception room. This room once again is filled with character with its elegant high ceiling and walls filled with hand crafted book shelves. A modern gas inset stove has taken the place of the old fire and gives the room a lovely central focus. Wooden French doors lead out into the kitchen.



KITCHEN 6.33m by 5.20m

The extended kitchen is a wonderful statement piece of open plan living. Light floods in from a trio of skylights and the eye is drawn out through the bi-fold glass doors out to the beautiful rear garden. Brick pillars frame an impressive black Aga against which the modern contemporary kitchen has been fitted with white slab doors with deep pan drawers topped with a beautiful 'Silestone' worktop and glass splash backs. An impressive central island forms the central island from which to enjoy this social kitchen and its surroundings.

UTILITY ROOM 2.94m by 2.02m

Tucked off to the side the utility room has been fitted with the same range of units providing space for white goods and floor to ceiling storage units and airing cupboard. A door leads to a rear Oak staircase and access to bedroom five/self contained bedroom suite.

CLOAKROOM

Located off the reception hall is a useful WC/Cloakroom.

FIRST FLOOR**MASTER SUITE** 4.46m by 4.42m & (4.42m by 3.71m)

Up onto the first floor, and this property continues to impress. Much of the floor has been given over to the master suite with a delightful bedroom that again exudes character. A beautiful fire place sits centre place in the room with built-in units to its side and the room is dominated by its magnificent window out to the front giving the room a light and airy feel.

Dressing Room/Bedroom 2 :- A doorway leads into the adjoining dressing room which again has the beautiful period fireplace and accompanying storage cupboards, and naturally this room could easily become a further bedroom if required.

En-suite :- The impressive master en-suite fitted with a sleek modern double basin, bath and wet room shower and the whole room as been finished with an impressive range of floor to ceiling Travertine tiles.

FAMILY BATHROOM

The family bathroom host both a shower cubicle and bath, with the wall hung W.C and basin set into a white vanity unit. The room again has been beautifully tiled with a half wall of Travertine tiles.

SECOND FLOOR**BEDROOM THREE** 3.98m by 3.72m

Up onto the second floor we have bedroom three set in under the roof eaves with a character arched dormer window proving views out to the front of the property.

BEDROOM FOUR 3.99m by 3.83m

Bedroom four is mirrored to bedroom three again providing storage space in under the eaves and arched dormer window that looks out over the rear of the property.

OFFICE/BEDROOM SIX 2.37m by 4.91m

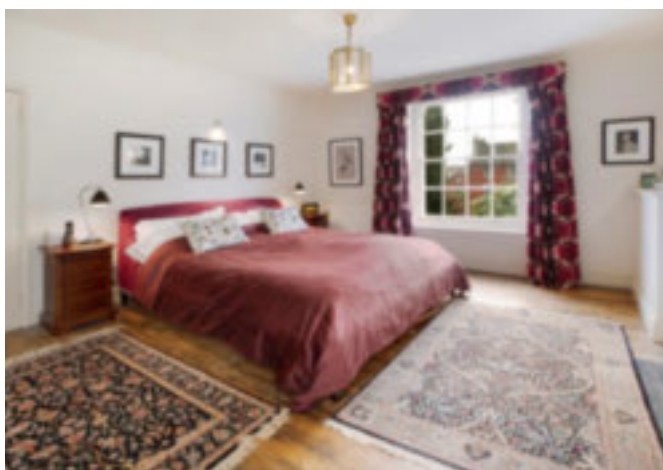
Tucked into the corner is the office with a lovely framed arch window and shelving and storage built into the eave spaces.

BEDROOM FIVE & EN-SUITE 3.89m by 2.94m

Located to the rear of the property bedroom five is a beautiful self contained room with its own staircase and shower room fitted with walk-in shower cubicle and again finished with Travertine tiling.

GARDEN

Bi-fold doors from the Kitchen open out onto the delightful rear garden. The garden has been laid with a slate floor and surrounded with flower beds and climbing plants, a set of slate topped steps winds up over the tiered garden to an upper lawn garden with a secluded seating area surrounded by a pleached beech hedge. An historic wall runs through the left of the garden, as a boundary wall. Located off the patio is a brick built shed with electricity, oak work top and butlers sink.





76 Longbrook Street, Exeter
 TOTAL FLOOR AREA : 217.2 sq.m. (2198 sq.ft.) approx.
 While every effort has been made to ensure the accuracy of the floor plans, measurements of floors, ceilings, heights and any other details should be taken as approximate. The floor plans are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.
 We are not responsible for alterations to the plans.
 Date: 04/08/2022



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EAST DEVON OFFICE
 Tel: 01392 877240
 61 Fore Street Topsham
 Exeter EX3 0HL

EXETER OFFICE
 Tel: 01392 345070
 18 Southernhay West
 Exeter EX1 1PJ

www.eastofexe.co.uk
enquiries@eastofexe.co.uk



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.