



East of   
ESTATE AGENTS

Longbrook Street  
Devon £895,000

# Longbrook Street

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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.

Georgian town house | Fine and elegant charm | Up to 5 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 lawned 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

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

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

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 back. An impressive central island forms the central island from which to enjoy this social kitchen and its surroundings.

#### UTILITY ROOM

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.

#### MASTER SUITE

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 fireplace 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.

#### BEDROOM THREE

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

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

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

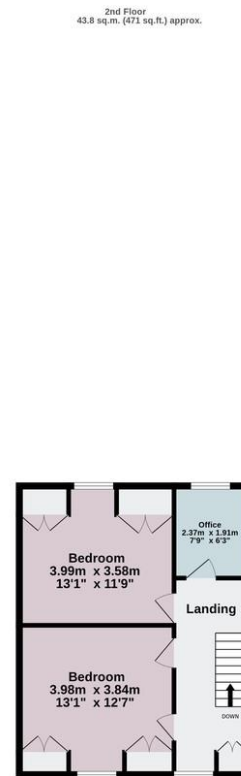
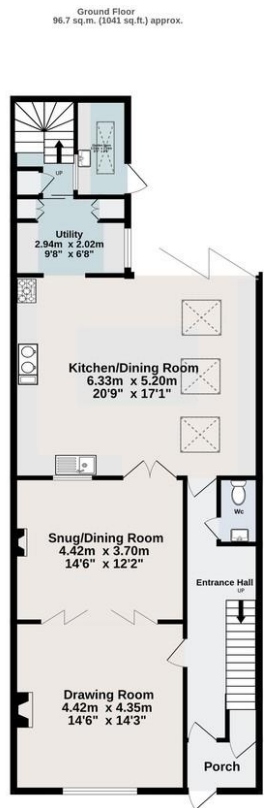
#### BEDROOM FIVE/ENSUITE

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. (2338 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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