



## Barnfield Hill

Exeter, EX1 1SR

Guide Price £2,000,000

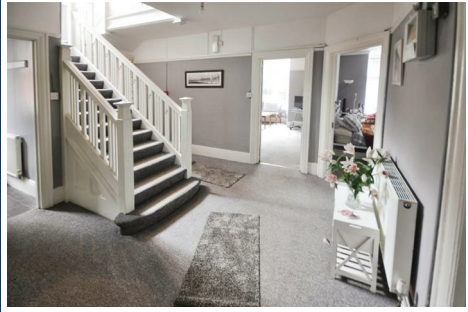


- \* Guide price £2,000,000-£2,250,000 \*
- Spacious rooms
- Recently renovated
- Multiple options
- Approximately 17 parking spaces grossing its on monthly income
- 10 Bedrooms
- Fantastic investment
- Period features
- City centre location

# Barnfield Hill

Exeter, EX1 1SR

Guide Price £2,000,000



\* Guide price £2,000,000-£2,250,000 \* Presenting this magnificent 10-bedroom detached property for sale, located in a sought-after area with excellent public transport links, nearby schools, local amenities, and beautiful parks in close proximity. This property boasts period features, original fireplaces, bay windows, and a large entrance hall, creating an elegant and welcoming atmosphere.

The property is in good condition and has been recently decorated, offering spacious rooms filled with natural light. With three kitchens, including a modern open-plan kitchen with modern appliances and a utility room, this home provides ample space for culinary enthusiasts.

Featuring three reception rooms, one with a fireplace and high ceilings, this property offers versatile living spaces ideal for families, couples, sharers, and students. The five bathrooms include a newly refurbished one, enhancing convenience and comfort for residents.

Additional highlights include parking for 17 cars, with spaces available for individual rental,

Ground Floor: Room 1, Room 2 with en suite shower, Shower Room with W.C, Room 3 with en suite shower, Lounge / Dining Room, Utility Room and Kitchen with 3 cooking stations.

1st Floor: Room 4, Room 5, Room 6, Bathroom with Bath, Shower room with W.C, Room 7, Room 8 and separate W.C

2nd Floor: Open Plan Kitchen Lounge, Room 9, Room 10 and Shower room with W.C

## Top Floor

### Living room

22'4" x 13'11" (6.81m x 4.26m)

Velux window to the side aspect, alcove space, radiator, partial step, opening to the kitchen, door to the small bedroom, door to the landing, door to stairs leading to a lobby with a fire exit and door to the first floor.

### Kitchen

9'7" x 7'2" (2.94m x 2.20m )

High and low level storage cupboards, roll top worksurfaces, which also very cleverly provide space to eat, built in hob, extractor and oven, space for a washing machine and fridge freezer, single sink and drainer.

### Shower room

9'2" x 5'3" (2.80m x 1.62m )

Partial step, walk in shower, low level WC, hand basin, radiator.

### Master bedroom

8'5" x 18'11" (2.57m x 5.78m)

Velux window to the side aspect, alcove for storage, radiator.

### Bedroom

10'0" x 9'4" (3.07m x 2.87m )

Window to the rear aspect, door to the stairway, radiator.

### Lobby

Door leading to a fire escape route, door to the first floor landing.

## 1st Floor

### Room 1

14'9" x 13'11" (4.51m x 4.26m)

### Room 2

17'1" x 17'3" (5.21m x 5.26m)

### Room 3

20'7" x 15'0" (6.28m x 4.59m)

### Room 4

11'6" x 9'10" (3.53m x 3.01m)

### Room 5

9'7" x 11'6" (2.93m x 3.51m)

### Bathroom

4'4" x 9'10" (1.34m x 3.00m)

Partially obscured window to the side aspect, hand basin, bath.

### Shower room

7'10" x 9'10" (2.40m x 3.01m)

Partially obscured window to the side aspect, feature fireplace, walk in double shower, low level WC, hand basin.

### WC

4'1" x 5'5" (1.26m x 1.67m)

Partially obscured window to the side aspect, low level WC, hand basin.

## Ground Floor

### Room 1

16'8" x 13'11" (5.09m x 4.26m)

### Room 2

20'7" x 14'4" (6.28m x 4.39m)

### En-Suite

9'1" x 4'0" (2.77m x 1.23m)

Partially obscured window to the side aspect, walk in shower, low level WC, hand basin.

### Shower room

5'4" x 6'10" (1.64m x 2.09m)

Partially obscured window to the side aspect, walk in shower, low level WC, hand basin.

### Room 3 4.25m x 3.61m

### Dining room

10'5" x 14'11" (3.18m x 4.57m)

Space for a dining table, window to the rear aspect, radiator.

### Main Kitchen

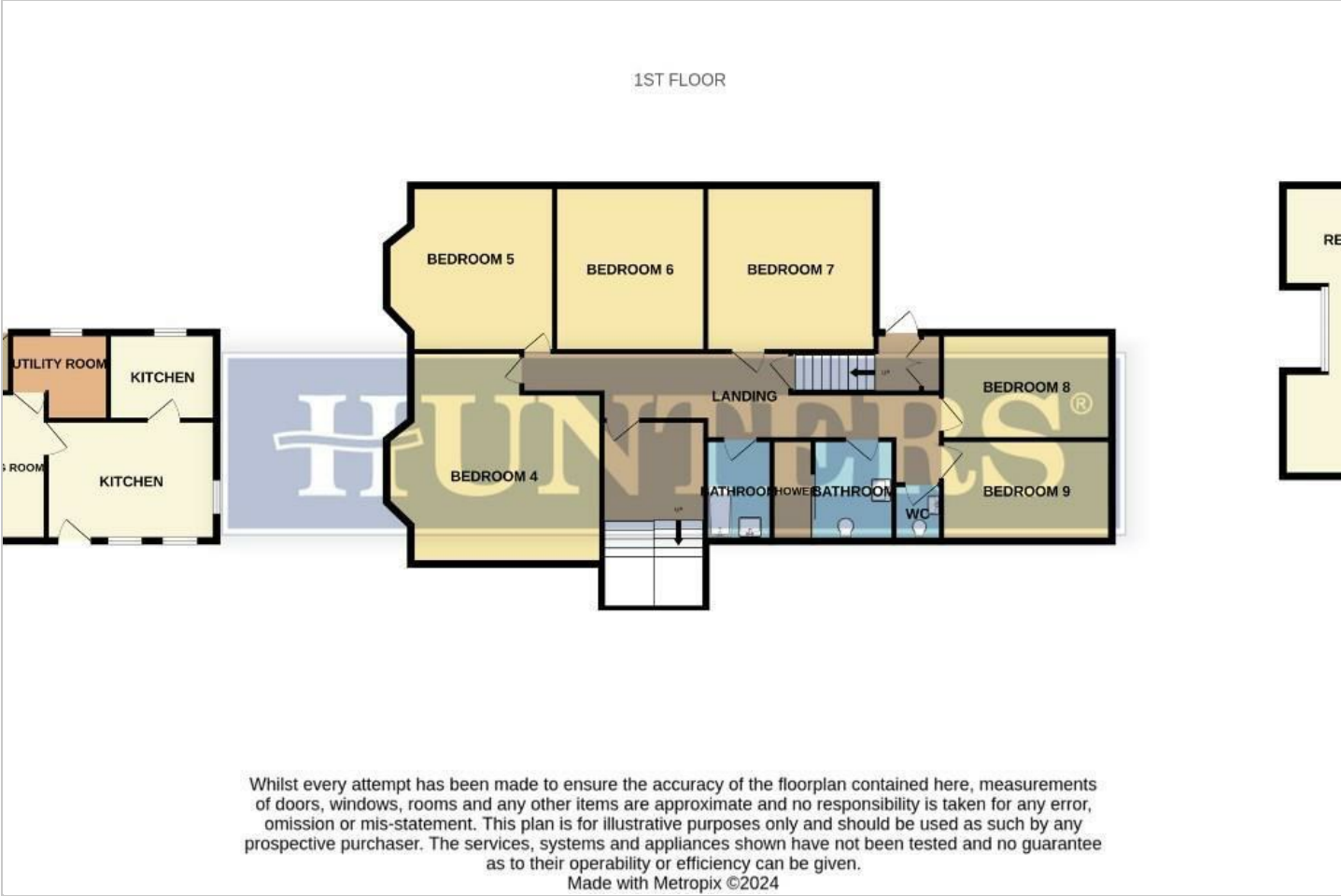
11'5" x 11'5" (3.50m x 3.49m)

### Small kitchen

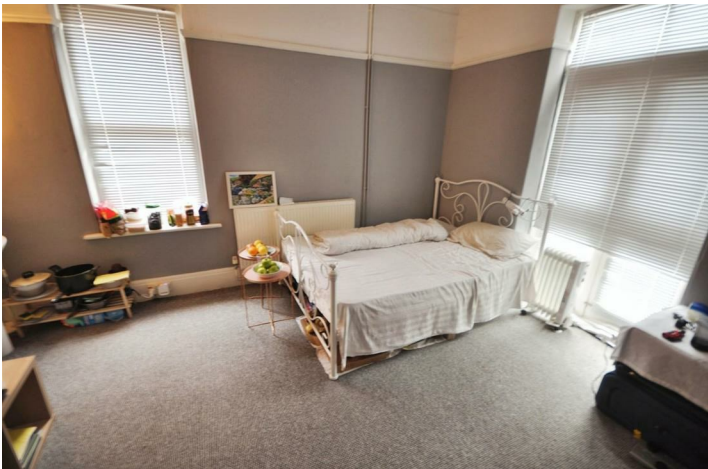
7'4" x 8'4" (2.26m x 2.55m )



Floorplan



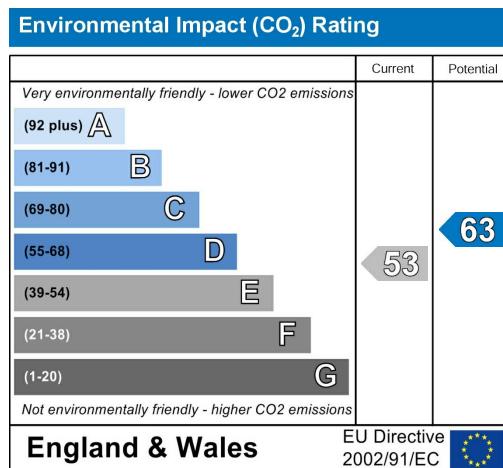
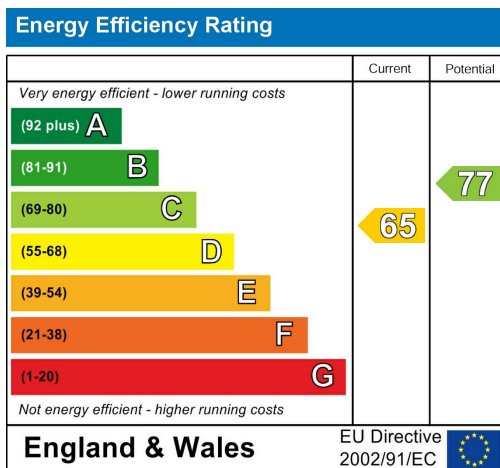








## Energy Efficiency Graph



## Viewing

Please contact our Hunters Exeter Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

58 South Street, Exeter, Devon, EX1 1EE  
Tel: 01392 340130 Email: [exeter@hunters.com](mailto:exeter@hunters.com)  
<https://www.hunters.com>

