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Woodville, Redhills, Exeter, Devon, EX4 1SQ



SOUTHGATE
ESTATES

£560,000

Guide Price





Woodville, Redhills, Exeter

A unique detached period property enjoying excellent far-reaching views across the city, situated in the area of Redhills. The property is coming to the market for the first time in 45 years and is rich in character, with cast-iron fireplaces, bay windows, etc. Externally, the property offers a double garage and various outbuildings, as well as lawned gardens to the rear and side. The sizeable internal accommodation briefly consists of a large kitchen breakfast room, a separate dining room, living room and garden rooms, as well as a multi-purpose guest bedroom with an en suite shower room. Upstairs are the three main bedrooms, the family bathroom, plus a separate cloakroom and a study, with stairs rising to the top floor, accommodating a self-contained one bedroom apartment which could be reconfigured as part of the main accommodation.

The property is ideally situated close to a variety of nearby amenities, including a GP surgery, schools and nurseries, and the many shops and cafes along Cowick Street. In addition, Barley Valley Nature Reserve provides a number of walking routes, and the property is also just a 0.8 mile walk from St Thomas Train Station.



Ground Floor The generously-proportioned ground floor accommodation offers an impressive open-plan kitchen breakfast room which contains a range of solid wood wall and base units with granite countertops and a 1.5 bowl stainless steel sink with a mixer tap over and drainer grooves to the side. Space is provided for a range cooker and there is also an integrated dishwasher, and access to a large larder/utility cupboard with space for further appliances. A gas fireplace is a focal point of the room, and there is access to the sun room, lobby and dining room. The dining room is a pleasant reception room complemented by period tiled flooring. Stairs rise to the first floor and a door leads directly out to the rear garden, as well as to the living room and orangery. The living room is another sizeable room, enjoying both a box bay window to the side aspect, and a bay window to the rear, filling the space with ample natural light. Additionally, there is a wood-burner, and doors leading out to the garden room and to the downstairs cloakroom. The ground floor also includes a guest bedroom which could also be used as a workshop/hobby room, with access to an en suite shower room.



First Floor Stairs rise to the first floor landing which accommodates three of the bedrooms, the family bathroom, a separate cloakroom and a convenient study area. A further staircase rises to the second floor. The master bedroom is an elegant double room featuring an ornate marble fireplace, decorative coving and a box bay window to the side aspect, along with a further window to the opposite side. A door opens into a further double bedroom which offers a window to the rear aspect, enjoying far-reaching views across the city. There is also another window to the side aspect, a wall of built-in wardrobes, and an attractive painted cast-iron fireplace. The remaining double bedroom on this floor has the advantage of a large bay window to the rear aspect with stunning views across the city. The family bathroom comprises a bath with a mixer tap and shower head over, a separate shower cubicle with a rainfall shower head over, and a pedestal wash basin. A window faces the rear aspect, also enjoying lovely views.

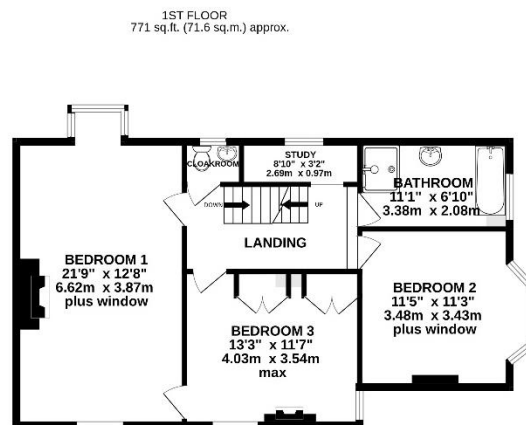
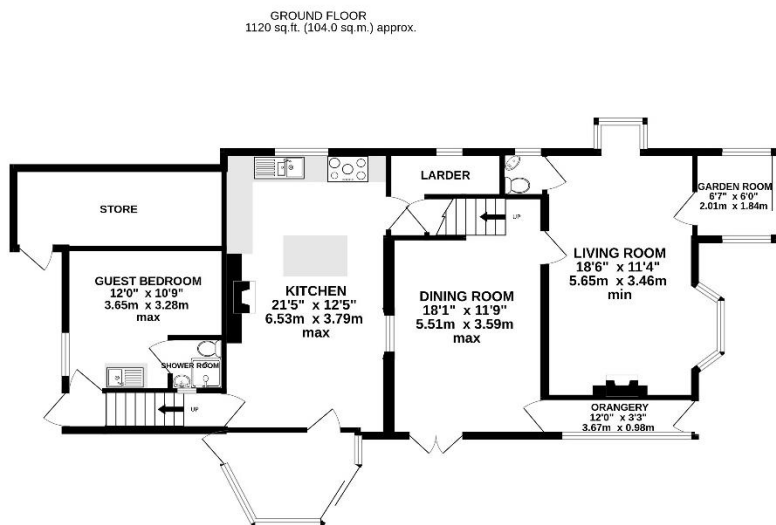
Second Floor The second floor is currently arranged as a self-contained apartment, with a large double bedroom situated to the rear, with the advantage of a corner window which is perfectly positioned to enjoy the views across the city. There is also a window to the side aspect and a skylight to the rear making this a lovely light and airy room. The living room incorporates a window to the side aspect and a skylight to the rear, and could easily be used as an additional bedroom should any potential purchaser wish to re-incorporate this into the main living accommodation. The kitchen includes a range of modern wall and base units with fitted worktops and a stainless steel sink and drainer unit with a mixer tap over. A door opens to the fire escape, allowing the flat to have its own separate access. There is also a window to the side aspect, and a door to a shower room. Lastly, there is a cloakroom which incorporates a close-coupled WC, a wash basin with a mixer tap over and vanity unit below, plus a frosted window to the rear aspect.

Gardens, Garage & Parking The gardens are mostly laid to lawn, enjoying a terrace leading out from the reception rooms, providing a perfect space for outdoor seating and al-fresco dining. Steps lead to a raised section of lawn which benefits from the views across the city. To the front of the property is a large driveway allowing off-road parking for multiple vehicles. There is also a double garage with store rooms to the rear allowing ample space for outside storage.

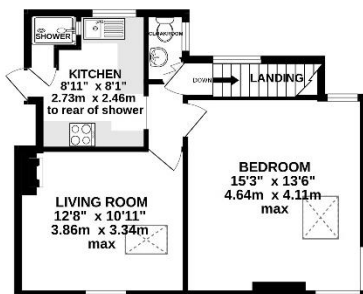
Property Information Tenure: Freehold. Council tax band: F.

- *Detached House*
- *Far-Reaching Views*
- *Double Garage & Parking*
- *Rear Garden*
- *Period Property*
- *4/5 Double Bedrooms*

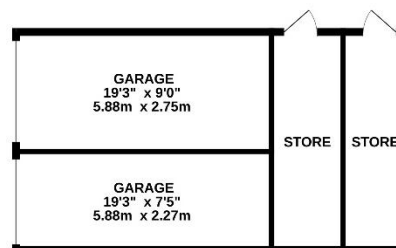




2ND FLOOR/APARTMENT
480 sq.ft. (44.6 sq.m.) approx.



OUTBUILDINGS
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 2857 sq.ft. (265.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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