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Corner Cottage, Belmont Road, Exeter, Devon, EX1 2HG



SOUTHGATE
ESTATES

£675,000

A summary history of No. 32 Belmont Road, Newtown and its immediate surroundings.

Corner Cottage (now commonly referred to as No. 32 Belmont Road) holds a unique place in the history of Newtown. Belmont Road, is deeply tied to the city's Georgian and Victorian growth. Once known as "Higher Belmont Road", it features grand Georgian and early Victorian housing and borders a prominent 19th-century public park.

Only odd-numbered addresses remain at the top end of the road. The even-numbered houses were destroyed by incendiary bombs during the Exeter Blitz of World War II. The first 'survivor' of the even numbers is No.32! This is down to the bravery of the then tenant of the house, Mr Thyer, who smothered an incendiary with a tarpaulin. The road gives its name to the adjacent, original, 5-acre Belmont Park. Opened in 1886, it was one of Exeter's first public pleasure grounds. It evolved from a disused brick clay quarry into a favourite leisure spot for locals, now covering an area of about 10 acres.

Corner Cottage was built in 1842 by Joseph Wright who was a young, local and aspiring entrepreneur. He was not a wealthy man but clearly saw an opportunity to build a modest but finely finished house on what was probably destined to be the garden of the adjoining end of terrace, No. 34.

The house is highly likely to have been built from bricks made in the adjacent brickworks – keeping costs to a minimum and, in addition, the house was not rendered which would have reduced building costs. One can still see the decorative mortar work close to eaves height on the front elevation.

Inside the layout is a classic, gentleman's residence. Living rooms with cast iron fireplaces and full length shutters, a mahogany stair rail and a basement kitchen with servants' staircase.

Sadly, Joseph Wright never lived in the house. He overstretched his finances and his mortgage suffered a foreclosure. The house has had a chequered history with many occupiers but only 6 owner occupiers. As a consequence of the WWII blitzes (700 houses in Newtown alone were destroyed) there was a dramatic shortage of housing. Corner Cottage during the war and for a period thereafter was occupied by three separate families.

The present owners took possession some 22 years. ago and have restored many of Joseph Wright's work such as the panelled doors, picture rails and fireplaces. In 2007 the house was the subject of a TV programme – Nick Knowles' Original Features. It chronicles the history of the house with a restoration of the top floor. This last phase of restoration revealed original 1842 floorboards, a servants' pull bell system and confirmed that the division of the top floor was the true, original design not one big open space.



32 Belmont Road, Exeter, Devon

An impressive and characterful period property, situated in the sought-after location of Belmont Road, Exeter. The property boasts a wealth of original features, as well as a generously sized enclosed garden to the front. The property offers highly versatile accommodation, including a self-contained one bedroom apartment on the lower ground floor, making it ideally suited for letting out, or to be included as part of the main accommodation if preferred, with a staircase leading down. The main house provides spacious and well-appointed living accommodation arranged over three floors.

The property is ideally positioned within close proximity to Exeter city centre, enjoying convenient access to a wide range of amenities, transport links and well-regarded schools, while retaining a tucked away position, just moments away from the popular Belmont Park.

Apartment/Annexe The lower ground floor comprises a self-contained one bedroom apartment, benefitting from its own private entrance. The accommodation briefly includes a living room, a separate kitchen, a double bedroom and shower room, offering excellent flexibility for independent living or rental potential. The apartment also enjoys a door leading out to it's own private patio area.

Main Accommodation The main entrance doors open into a large and welcoming hallway, setting the tone for the character and space throughout the property. From here, access is provided to the principal ground floor rooms, along with a convenient downstairs cloakroom. The living room is a well-proportioned reception space, showcasing period features, including a decorative cast-iron fireplace with storage to the alcoves, and a window to the front aspect overlooking the garden. The dining room is another generous reception room, enjoying an open aspect into the kitchen, with the spaces benefitting from windows to both the front and rear aspects, allowing for plenty of natural light and creating a bright and sociable space. The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a ceramic 1.5 bowl sink and drainer unit. Appliances include a double eye-level oven with a separate gas hob and extractor hood over, plus space for a tall fridge freezer, a dishwasher and a washing machine.





On the first floor are three double bedrooms, all well-sized rooms retaining much of the property's original charm. Each of the double bedrooms also offer built-in cupboards, allowing ample space for storage. The third bedroom is currently being used as a study, but would make an ideal double room if desired. A bathroom is also located on this level and comprises a fitted suite with a window to the front aspect. The top floor hosts a particularly stylish four-piece bathroom, featuring a roll-top bath which is a real focal point of the room, as well as a separate shower cubicle, creating a luxurious feel, a close-coupled WC and a pedestal wash basin. Additionally, there is a skylight and a window to the side aspect, filling the space with natural light, as well as an internal window to the landing. A large cupboard provides space for storage, as well as access into the eaves storage. The fourth bedroom is also located on this floor and is a further well-proportioned double room with storage to the eaves, additional built-in cupboards, a skylight and an internal window to the landing. To the landing is a further hanging cupboard.

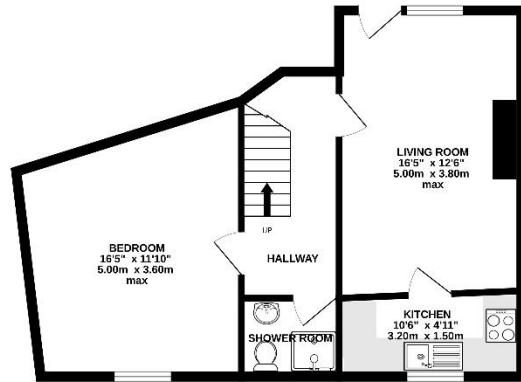
Outside To the front of the property is a generously sized enclosed garden, offering a particularly attractive and private outdoor space. The garden is predominantly laid to lawn, complemented by well-stocked borders with a variety of mature shrubs and trees, creating a leafy and established feel. A pathway leads through the garden to the front entrance of the main accommodation. A secluded patio area to the rear provides an ideal space for seating and outdoor entertaining. There is also a useful garden shed, and a gate leading to the street. Additionally, steps follow down to the apartment's entrance allowing this space to be private and self-contained.

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

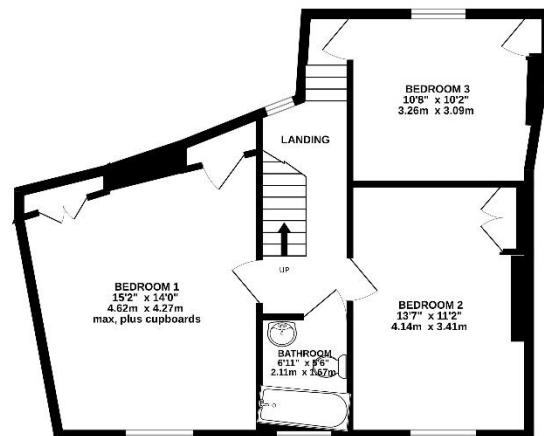
- *Period Property*
- *4/5 Double Bedrooms*
- *Enclosed Garden*
- *Self-Contained Apartment*
- *Close to City Centre*
- *Spacious accommodation*



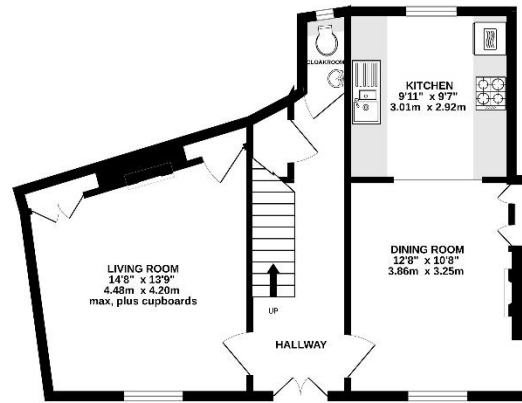
APARTMENT



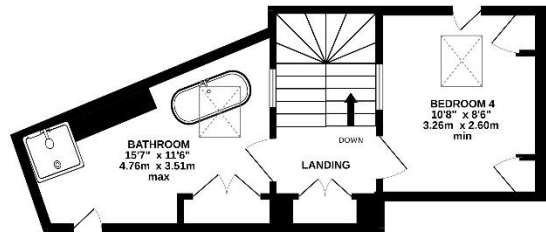
1ST FLOOR



GROUND FLOOR



2ND FLOOR



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		86 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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ESTATES

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