



12 Howell Road, Exeter, EX4 4LG
£1,200,000

Francis Louis are delighted to present this impressive five-bedroom, four-bathroom detached Georgian-style residence, offering substantial and well-arranged accommodation set over multiple floors and enjoying attractive open views from its prime central position. The property combines timeless architectural elegance with generous modern living, creating an exceptional family home in one of the city's most convenient and desirable locations. Approached via a gravelled driveway providing off-road parking for up to four vehicles, the home further benefits from an electric vehicle charging point, offering both practicality and future-proofing while creating a strong first impression. Internally, the house offers an excellent sense of space and flow throughout, with the ground floor ideally arranged for everyday family life and entertaining, featuring a beautifully proportioned main reception room filled with natural light alongside a large and sociable kitchen that forms the heart of the home, providing ample space for dining and gatherings. A utility room and ground-floor WC further enhance the functionality of this level. Across the upper floors, the property continues to impress with five well-proportioned bedrooms, offering excellent flexibility for family living, guests or home working, with the principal bedroom benefiting from a stylish en-suite bathroom and additional bedrooms served by further bathrooms and shower rooms to ensure comfort and convenience throughout. The Georgian-inspired design is evident in the elegant proportions, tall sash-style windows and classic detailing, while many rooms enjoy attractive outlooks that enhance the sense of light and space. A key feature of the home is its prime central location, offering immediate access to the very best of the city, with shops, restaurants, cafés, green spaces, transport links and cultural attractions all within easy walking distance, providing a rare balance of convenience.



The Property

Internally, the property offers an exceptional sense of space, symmetry and refinement throughout its approximately 3,200 sq ft of accommodation, with rooms carefully arranged to reflect the elegance of classic Georgian architecture while delivering all the comforts expected of a modern family home. From the moment you step inside, the quality and scale of the accommodation is immediately apparent, with generous ceiling heights, wide circulation spaces and beautifully balanced proportions creating a feeling of light, openness and calm.

The ground floor provides a superb selection of reception rooms, each designed to offer flexibility for both formal entertaining and relaxed family living. The principal reception room is particularly impressive, flooded with natural light from tall sash-style windows and offering an elegant yet inviting space for hosting or unwinding. Additional reception areas provide further versatility, allowing for a more informal sitting room, music room or home office if required, all finished to a high standard and retaining a cohesive sense of style.

The kitchen forms the true heart of the home and has been designed as a large, sociable space ideal for family life and entertaining alike. With extensive work surfaces, generous cabinetry and ample room for a substantial dining table, it is perfectly suited to everyday use as well as larger gatherings. The layout encourages connection and flow, while a separate utility room sits discreetly nearby, offering practical storage and workspace to keep the main living areas uncluttered. A ground-floor WC further enhances convenience.

Across the upper floors, the home continues to impress with five generously proportioned bedrooms, each offering excellent space, natural light and flexibility. The principal bedroom suite is a standout feature, providing a luxurious retreat with ample room for bedroom furniture and a stylish en-suite bathroom. The remaining bedrooms are equally well sized and are served by additional bathrooms and shower rooms, ensuring comfort and ease for family members and guests alike. The thoughtful layout allows each floor to feel both private and well connected, making it ideal for larger families or multi-generational living.

Throughout the house, the Georgian-inspired detailing—balanced layouts, tall windows and refined finishes—creates a timeless aesthetic, while the scale of the rooms and the quality of the natural light ensure the home feels warm, welcoming and highly liveable. Overall, the interior delivers an outstanding blend of classical elegance and modern practicality, offering a home of real presence perfectly suited to contemporary family life.



Outside

Externally, the property is as impressive as its interior, perfectly complementing the elegance and stature of this Georgian-style residence. Set within a prime central position, the home enjoys a strong sense of presence and privacy, with its attractive façade and well-proportioned frontage creating an immediate impression of quality.

The house is approached via a gravelled driveway, providing off-road parking for up to four vehicles and enhanced by the addition of an electric vehicle charging point, offering both practicality and future-proofing. The generous driveway allows for easy access and manoeuvring while contributing to the refined appearance of the property.

To the rear, the property benefits from a private and well-maintained garden, accessed both from the house and via a useful side access from the front, ideal for everyday practicality. The garden features a pleasant lawned area, providing space for outdoor seating, family use or entertaining, while maintaining a manageable and attractive layout.

Positioned within the garden is a shed/workshop space, offering excellent additional storage and flexibility. This area is ideal for hobbies, tools, gardening equipment or workshop use and adds valuable functionality to the outdoor space.

The rear and side areas provide a good level of privacy and a peaceful environment, making them ideal for outdoor dining or quiet enjoyment. The elevated position of the property allows for attractive open views, further enhancing the sense of space and connection to the surrounding setting.

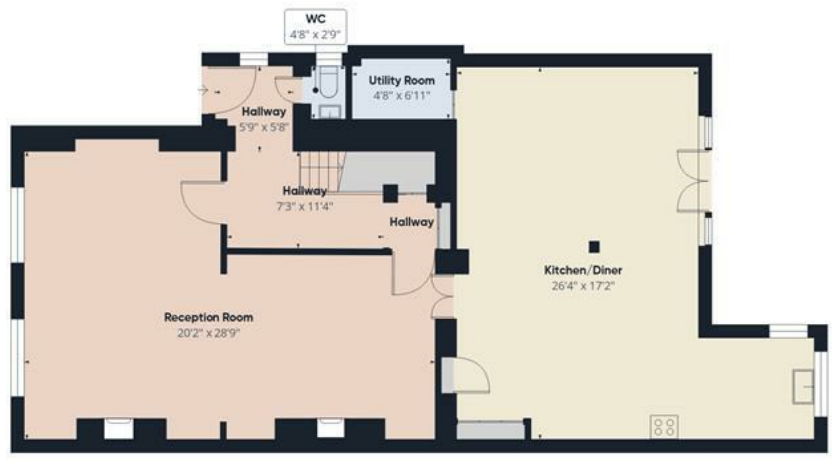
The Georgian-inspired exterior detailing remains consistent throughout, with clean lines, symmetry and classical proportions giving the property timeless kerb appeal. Combined with generous parking, EV charging, side access and practical garden features, the outside of the property enhances the lifestyle on offer and complements the impressive interior accommodation perfectly.

Location

Situated in a prime central location within Exeter city centre, this property enjoys one of the most desirable and convenient







Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾
3152 ft²
Reduced headroom
26 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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settings the city has to offer. With a wealth of shops, restaurants, cafés, cultural attractions and transport links all within easy walking distance, the location provides effortless access to everything Exeter has to offer, making it ideal for those seeking city living without compromise.

A particularly standout feature of the location is the property's position directly overlooking Bury Meadow Park, offering a rare combination of vibrant city convenience and tranquil green surroundings. The park provides a beautiful open outlook with mature trees, well-kept lawns and pedestrian pathways, creating a peaceful environment that feels far removed from the bustle of the city while remaining right at its heart.

Bury Meadow Park serves as an extension of the home's setting, ideal for morning walks, relaxation or enjoying the changing seasons. The uninterrupted views across the park enhance the sense of space, light and privacy, contributing significantly to the property's appeal and setting it apart from typical city-centre homes.

Despite the calm, green outlook, the city centre is just moments away, offering easy access to Exeter's main shopping districts, theatres, museums, restaurants and leisure facilities. Transport connections are excellent, with nearby bus routes, road links and train stations providing convenient travel within the city and beyond.

The area is also well served by essential amenities, schools and professional services, making it suitable for families, professionals and downsizers alike. This unique combination of central city living, direct park views and a peaceful atmosphere makes the location truly exceptional and one of the most sought-after positions in Exeter.



