



3 Southernhay West, Exeter, EX1 1JG

Prime Property
Devon

Part of Devon Property Partners

A remarkable opportunity to convert a landmark dwelling.

3 Southernhay West presents a rare opportunity to create one of Exeter's landmark private residences within a distinguished Grade II* listed building of exceptional architectural character. With permission granted under planning reference no: 26/0239/FUL, the property has been granted full residential consent to be converted from commercial, business and services use (Class E) to a single dwelling house.

Set in the heart of the city and overlooking the elegant gardens of Southernhay, the property offers remarkable scale, presence and historic significance.

With considerable potential for sensitive conversion, it provides a unique canvas for a purchaser seeking to create an outstanding home, or to explore a range of alternative uses subject to the necessary consents.

BEDROOMS

5

BATHROOMS

4

RECEPTIONS

4

INTERNAL AREA

3,859 SQ FT





A home with a story to tell

3 Southernhay West is a building shaped by history, architecture and the evolution of Exeter itself. Its Grade II* listed status reflects the importance of both its character and its contribution to one of the city's most distinguished historic addresses.

Southernhay is one of the city's most distinguished historic addresses, with origins stretching back to the medieval period. The area developed immediately outside Exeter's ancient city wall and, over time, became one of the city's most elegant residential quarters. During the early nineteenth century, handsome terraces and substantial townhouses transformed Southernhay into a fashionable address for some of Exeter's most prominent residents.

3 Southernhay West forms part of the remarkable terrace of Numbers 1 to 10, recognised today with Grade II* listed status. Its red brick façade, elegant sash windows, generous proportions and distinctive architectural detailing are representative of a period when Southernhay was being established as one of the finest addresses in the city.

Behind the façade lies a property of considerable scale and presence. Tall windows bring natural light deep into the building, while the arrangement across several floors gives the interiors a sense of grandeur rarely found in contemporary city homes.

Having served a variety of uses during its long history, the building now stands at the beginning of another important chapter. Whether conceived as an exceptional private residence or adapted for another suitable use, subject to the necessary consents, 3 Southernhay West offers something genuinely unusual. It is not simply an opportunity to acquire a historic building, but the chance to become its next custodian and shape the future of one of Exeter's most significant addresses.



Designed for living

The proposed scheme demonstrates how successfully 3 Southernhay West could be transformed into a remarkable city home, with the principal kitchen and dining spaces forming the social heart of the ground floor and a generous drawing room and study positioned above.

Across the upper floors, four bedrooms and carefully integrated bathroom accommodation create a practical and flexible arrangement, while the lower ground floor introduces a more informal dimension with a family room, cinema room, gym area and shower facilities.

Throughout the plans, the emphasis is on balancing contemporary living with the architectural importance of the building, including the reinstatement of fireplaces, traditional balustrade and original floorboards. The result is a scheme that respects the past while creating a home designed for the way people live today.

*Historic grandeur, reimagined
for modern life.*



A Landmark Address

Where historic architecture meets the rhythm of the city.

Southernhay offers an unusual sense of calm at the centre of Exeter, with its broad streets, mature planting and formal gardens creating a setting that feels composed and established. From 3 Southernhay West, the city unfolds naturally around you, with independent restaurants, cultural landmarks, green spaces and everyday amenities all close at hand. It is this combination of architectural formality and effortless city living that gives the address its particular appeal.



Premium Residential Investment

Alongside its potential to become a landmark private residence, 3 Southernhay West could also lend itself to a premium residential investment model, subject to the necessary planning, listed building, licensing and regulatory consents. An illustrative configuration of five high quality letting rooms together with a self contained studio could provide an indicative gross rental income in the region of £65,000 per annum, based on five rooms achieving approximately £200 per week and the studio approximately £250 per week.

This approach would allow the building's scale, central Exeter location and architectural character to be used in a very different way, creating a premium rental proposition within one of the city's most distinctive historic settings. The figures are illustrative only and would depend upon the final accommodation mix, specification, market conditions and all required consents.



Georgian Character

Believed to date from around the turn of the nineteenth century, 3 Southernhay West reflects an era defined by proportion, symmetry and architectural refinement.

Tall sash windows, generous ceiling heights and carefully balanced rooms give the building an enduring sense of elegance, while its red brick façade and classical detailing remain central to its character more than two centuries later. It is this combination of scale, craftsmanship and restraint that gives the property much of its appeal today.

Current Condition

Well maintained, with the opportunity to create something exceptional.

3 Southernhay West is currently arranged and occupied as office accommodation and has been maintained to a good standard for its existing use. The building presents as cared for and serviceable, with its historic character and principal architectural features providing a strong foundation for the next phase of its life.

What it now requires is investment rather than rescue. The proposed conversion offers the opportunity to comprehensively rework the interiors, upgrade services and finishes, and introduce the level of comfort, detailing and specification expected of a significant private residence.

For a purchaser, this creates an appealing balance: a substantial historic building that has been looked after, but one that still offers the freedom to shape the final design, specification and character of the home around their own vision.



Life in Devon

Exeter combines the character of a historic cathedral city with the energy of a modern regional centre, making it one of the most appealing places to live in the South West.

At its heart is the magnificent cathedral and a network of attractive streets, independent shops, restaurants and cafés, while the city also offers excellent retail, leisure and cultural amenities. The historic quayside provides a more relaxed setting, with riverside walks, waterside dining and easy access to the surrounding countryside.

Exeter is particularly well regarded for education, with a number of respected schools alongside the University of Exeter, which contributes significantly to the city's culture and vibrancy.

Its location is another major attraction. The city provides straightforward access to the M5, Exeter St Davids offers direct rail services to London and other major centres, and Exeter Airport connects the region with a range of UK and European destinations.

For those seeking the balance of city convenience and country living, Exeter is exceptionally well placed. Dartmoor lies within easy reach, the East Devon countryside and coastline are close by, and many of the region's most desirable villages are within a short drive of the city.

Exeter offers the best of both worlds: heritage, culture and connectivity, with some of Devon's finest countryside and coastline on the doorstep.



At a glance

TENURE

Freehold

LOCAL AUTHORITY

Exeter City Council

COUNCIL TAX

TBC

EPC

TBC

SERVICES

Mains water, electricity, gas & drainage.

BROADBAND

Ultra fast fiber available.

MOBILE

Good Network Coverage from all major networks.

VIEWING

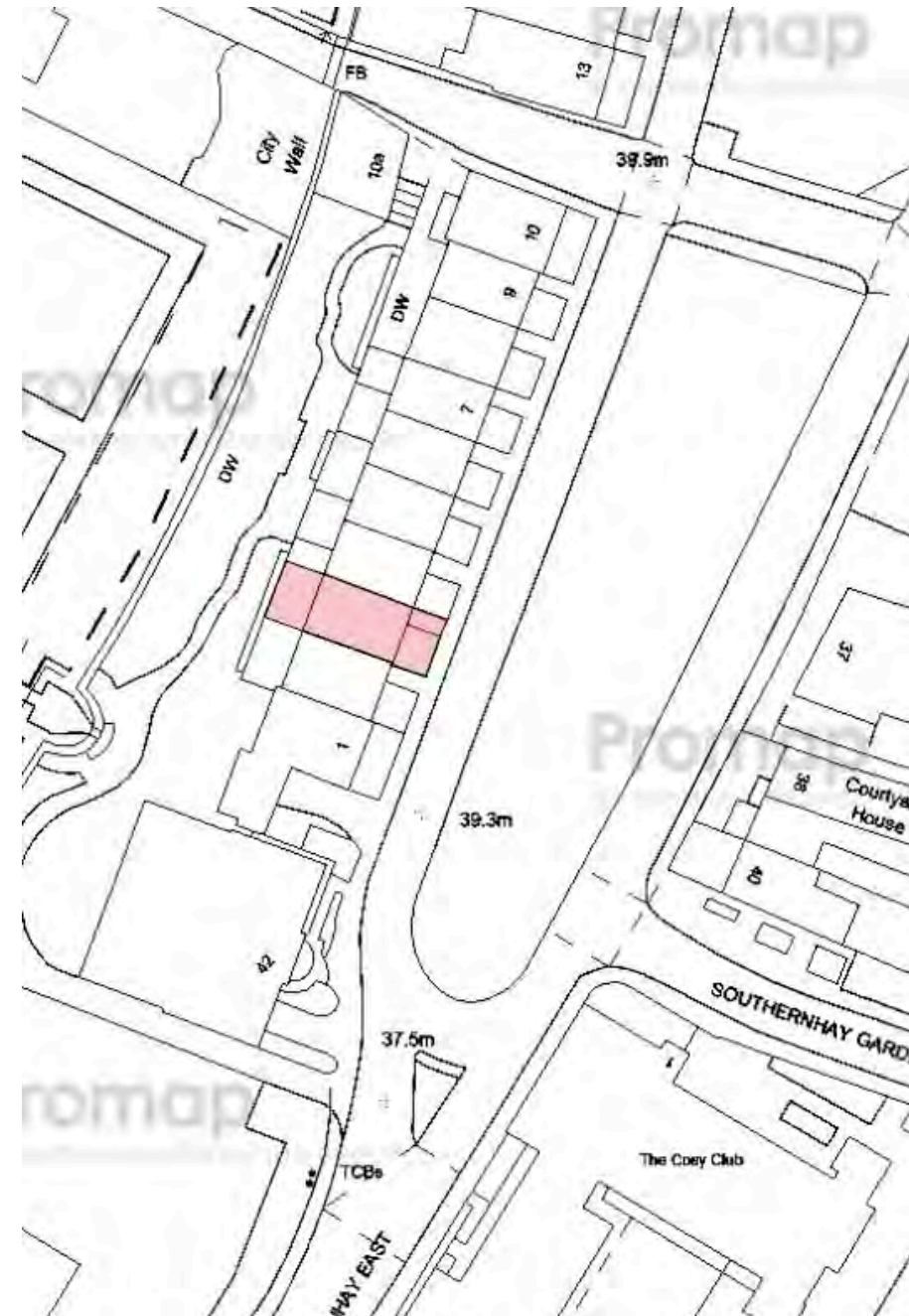
Strictly by appointment only

Understanding the space

Southernhay West, Exeter, EX1

Approximate Area = 3859 sq ft / 358.5 sq m

For identification only. Not to scale



These plans produced in accordance with RICS Property Measurement Standards (2nd Edition) 1st November 2018. Produced by Global Property Partners Ltd. Ref: 1500938

MOVELI

Prime Property *Devon*

Part of Devon Property Partners

Jonathan Mowday 07395 811712

jon@devonpropertypartners.co.uk

These particulars are intended as a general guide only and do not form part of any contract. All measurements, plans, proposed uses, income figures and development potential are indicative and should be independently verified. Any works or alternative uses may be subject to the necessary planning, Listed Building and other statutory consents.