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Acacia House, Friars Green, Exeter, Devon, EX2 4DB



SOUTHGATE

ESTATES

£725,000





Acacia House, Friars Green, Exeter

An impressive mid 19th century period property, situated in the highly sought-after area of St Leonards, Exeter, enjoying stunning views from the first floor across the historic quayside towards the Haldon Hills, and benefiting from private, non-overlooked gardens. Offering spacious and beautifully presented accommodation throughout, the property combines a wealth of original character with tasteful modern updates, creating a welcoming and versatile home.

The property occupies a prime position within close proximity to Exeter's vibrant quayside, renowned for its picturesque waterside setting, scenic walks, and array of independent cafés, restaurants and leisure facilities. Exeter's city centre is also within easy reach, providing an excellent range of shopping, dining and transport links. Of particular note is the side access from the property leading directly onto Quay Lane, offering a convenient and direct route to both the quayside and the city centre.



Ground Floor The front door opens into an inviting entrance hallway, providing access to the principal ground floor rooms, along with stairs rising to the first floor. The living room is a well-proportioned and attractive space, enjoying a delightful outlook across the gardens to the front and retaining a sense of character in keeping with the age of the property. The kitchen diner offers a spacious and sociable area, with ample room for both cooking and dining, making it ideal for everyday living and entertaining. The kitchen is fitted with a range of units complemented by granite worktops, with appliances including a double eye-level oven with a separate induction hob, a fridge freezer and a dishwasher. The kitchen opens out to a spacious dining area with doors leading directly onto a terrace, creating a seamless flow between the indoor and outdoor spaces. Additionally, skylights and a window to the side fill the room with ample natural light. Adjacent to the kitchen is a utility room, offering further worktops and cupboard space, as well as a freestanding washer dryer. Also on the ground floor is a full-sized double bedroom, offering flexibility of use and complemented by a bay window with a pleasant outlook across the gardens. Access is provided to a modern downstairs shower room, fitted with a shower, a wash basin and WC, along with a window to the side aspect.



First Floor To the first floor are two further double bedrooms and the main family bathroom. Both bedrooms are well-proportioned rooms, benefitting from bay windows to the front aspect with stunning views across the quayside. Each room also features a decorative cast-iron fireplace, enhancing the period charm and character of the property. The bathroom is fitted with a stylish suite, featuring a claw-foot bath, a separate shower cubicle, a wash basin, WC and a bidet. A window faces the side aspect.

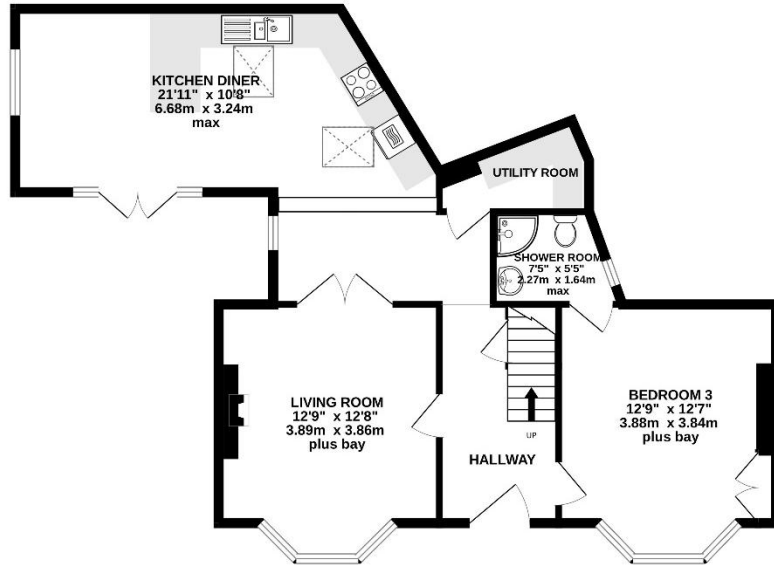
Outside The private garden is a particular highlight of the property, offering a beautifully arranged and established outdoor space with a variety of seating areas designed to make the most of its setting. A terrace leads directly from the house, ideal for entertaining, with further areas positioned throughout the garden to enjoy different aspects of the space. Toward the end of the garden, a covered seating area provides a wonderful spot to relax while taking in views across the quayside. The garden is thoughtfully planted with a selection of specimen trees, including olive trees and palm trees, also complemented by an orchard of fruit trees including cherry, apple, pear and plum, and a productive grapevine yielding an abundance of fruit. Attractive shrubs and established borders further enhance the setting, creating a mature and visually appealing environment. In addition, the garden benefits from a high-security bike shed, a selection of useful storage sheds, and a greenhouse, providing excellent facilities for gardening and storage. There is also useful side access leading directly onto Quay Lane, offering a convenient route toward the quayside and city centre. A pathway to the side of the property also leads to the allocated parking space, providing valuable off-road parking for one vehicle.

Property Information Tenure: Freehold. The property is Grade II listed. Council tax band: E.

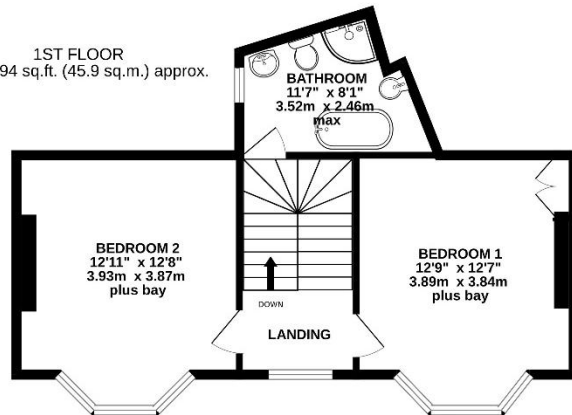
- *Period Property*
- *Views of the Quay from First Floor*
- *Beautifully Presented*
- *3 Double Bedrooms*
- *Off-Road Parking*
- *Attractive South Facing Gardens*



GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1295 sq.ft. (120.3 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.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



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