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9 Church Street, Heavitree, Exeter, Devon, EX2 5EH



SOUTHGATE
— ESTATES —

£825,000



- *Substantial Double fronted Grade II-listed Georgian residence*
- *Four generous double bedrooms*
- *Three bath/shower rooms*
- *New boiler installed in 2024*
- *Parking for three cars*
- *Private rear vehicular access*
- *Exceptional south-east-facing walled garden of approximately 80ft*
- *Separate fourth-bedroom suite with its own staircase*
- *Two generous reception rooms plus dining room and conservatory*
- *Dedicated study and spacious utility room*
- *Approximately 2,239 sq ft of accommodation, excluding carport and workshop*
- *Excellent Heavitree location*





9 Church Street

A substantial and beautifully presented Grade II-listed Georgian residence, offering generous, versatile family accommodation in the heart of Heavitree.

Rich in period character, the property combines elegant Georgian proportions and original architectural features with thoughtful improvements made by the current owners. The result is a warm and individual family home with an unusually generous amount of space, both inside and out for this area.

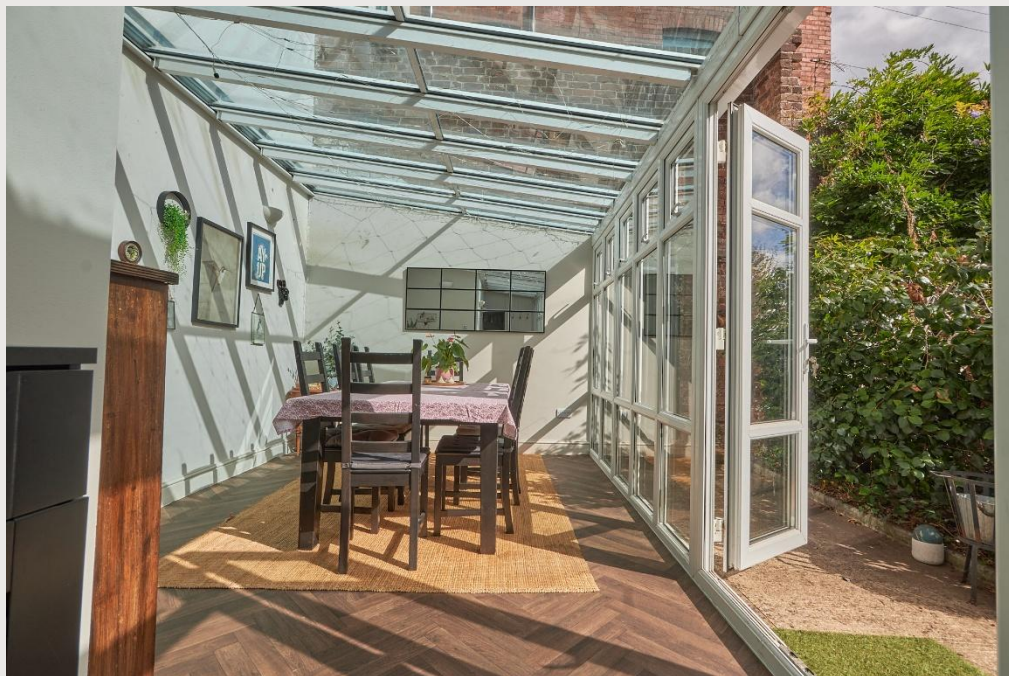
Arranged over two floors, the accommodation provides four generous double bedrooms, two principal reception rooms, a dining room conservatory, a study, utility room and three bath/shower rooms. Particularly notable is the fourth bedroom suite, which occupies its own private section of the house and is accessed via a separate staircase, making it ideal for guests, older children or those seeking a degree of independence.

Outside, the property is complemented by an exceptional south-east-facing walled garden extending to approximately 80ft. A substantial workshop and valuable private rear-access parking for multiple vehicles further distinguish the property from many period homes in the area.

Original and character features can be found throughout the house, including stained glass, stripped wooden floorboards, cast-iron fireplaces, high ceilings, cornicing and attractive period joinery. Together, these give the property a sense of warmth, individuality and scale.

Location Church Street is ideally positioned for the wide range of independent shops, cafés, restaurants and everyday amenities found in Heavitree. Heavitree Pleasure Ground and local green spaces are within easy reach, while the Royal Devon and Exeter Hospital, well-regarded schools and Exeter city centre are all within walking distance.

Regular bus services provide convenient connections into the city and surrounding areas, while the location also offers straightforward access to the principal road network. This combination of community, convenience and proximity to central Exeter makes Heavitree particularly attractive to families and professionals alike.



Ground Floor An impressive stained-glass entrance door opens into a wide and welcoming hallway, immediately revealing the character and proportions of the property. Stripped wooden floorboards extend through the hall, while the main staircase rises to the first floor. Doors lead to the principal reception rooms and remaining ground-floor accommodation. The living room is a generously proportioned reception room with wooden floorboards, detailed cornicing and a large front-facing window providing plenty of natural light. Glazed double doors connect the room with the dining room conservatory beyond, creating an excellent flow between the principal living spaces and making the house particularly well suited to entertaining.

Across the hallway, the family room provides a further substantial and highly versatile reception space. Currently arranged as a relaxed second sitting/music room, it features an attractive cast-iron fireplace, wooden flooring and a large window overlooking the front of the property. The room could equally lend itself to use as a formal dining room, playroom or additional bedroom, depending on requirements.

The kitchen forms the practical heart of the home and has been thoughtfully updated while remaining sympathetic to the character of the property. It is fitted with an extensive range of cabinetry, granite worktops, a large central island and open shelving. Integrated appliances include an oven, gas hob, extractor and dishwasher, with space for an American-style fridge-freezer. A window provides an attractive outlook towards the garden, while a built-in larder offers valuable additional storage.

Adjoining the principal living room is the dining room conservatory, creating a bright and sociable space for family meals and entertaining. Underfloor heating, extensive glazing and French doors opening directly onto the garden create a particularly strong connection between the house and its outside spaces throughout the year.

The ground floor also includes a dedicated study, ideal for home working, together with a separate cloakroom and a spacious, well-appointed utility room. The utility room has a Pulley maid, solid oak worktop, Belfast sink, fitted storage and space for both a washing machine and tumble dryer. A door provides direct access to the garden.

Towards the rear of the house, a separate private staircase rises to the fourth bedroom suite.



First Floor The main staircase rises to a spacious first-floor landing, from which there is an attractive outlook towards the rear garden. The landing gives access to three of the four bedrooms, the family bathroom, a separate shower room and an additional cloakroom.

The principal bedroom is an exceptionally generous double room, filled with natural light from windows to both the front and rear. It retains considerable period character, including stripped wooden floorboards and an attractive cast-iron fireplace. Fitted wardrobes have been incorporated into the alcoves, with an additional built-in cupboard providing further storage. Bedroom Two is another substantial double bedroom, with a cast-iron fireplace forming the focal point of the room. Fitted wardrobes sit neatly within the adjoining alcoves, while wooden floorboards and a large front-facing window enhance its character.

Bedroom Three is also a comfortable double bedroom, with side-facing windows providing plenty of natural light and an appealing view across the garden.

The fourth bedroom is situated within a more private section of the house and is reached by its own staircase from the ground floor. This particularly impressive room features a vaulted ceiling, exposed roof timbers, skylights and a window overlooking the garden. Its generous proportions and relative independence make it ideal as a guest suite, teen retreat or private bedroom.

Double doors open into its en-suite shower room, which includes a walk-in shower with rainfall and handheld fittings, a wash basin set on a solid oak countertop, useful open storage and a WC.

The characterful family bathroom includes a bath, separate shower enclosure, sink vanity, fitted storage and an original cast-iron fireplace.

A further large shower room provides additional flexibility for a busy family household, while a separate cloakroom is also located off the landing.

Outside One of the property's most distinctive features is its extensive walled rear garden, extending to approximately 80ft. This remarkable outside space is particularly unusual for such a conveniently positioned city property and offers distinct areas for entertaining, relaxing and family recreation, together with a hot tub.

From the dining room, French doors lead directly into the garden, which features a broad lawn, mature shrubs and fruit trees, giving the garden a private and well-established feel.

A pathway continues through the garden to further seating, hot tub and entertaining areas, including a gravelled terrace and a separate area of artificial lawn. The garden's length, mature planting and different zones allow it to be enjoyed throughout the day and provide considerable scope for a variety of uses.

The workshop offers excellent storage or hobby space and could suit a range of practical purposes. A further garden shed provides additional storage.

At the end of the garden is the property's private carport and parking area. This valuable rear vehicular access provides secure off-road parking for multiple vehicles and is a particularly useful and unusual feature for a property of this period and location.

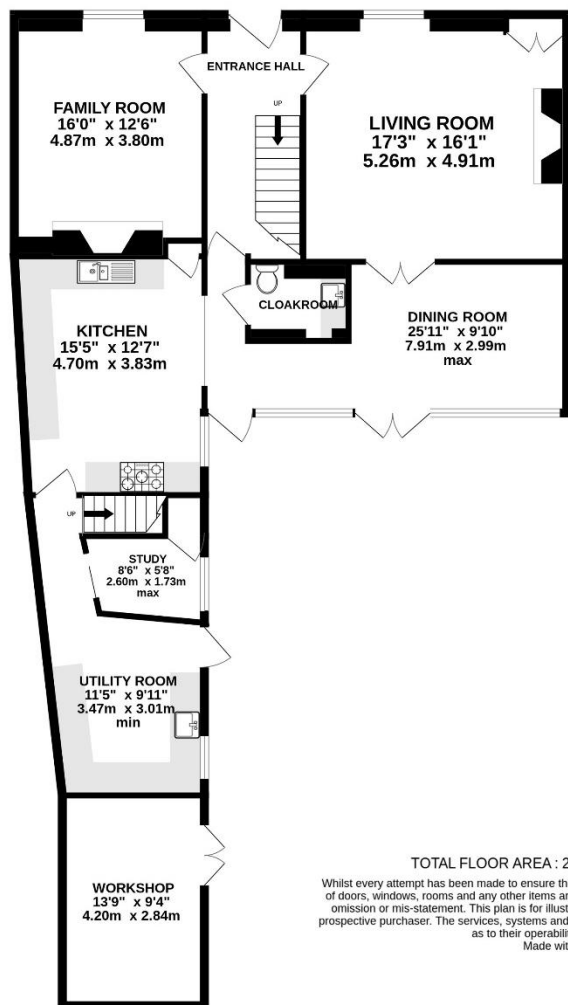
Property Information Tenure: Freehold

Listing: Grade II Listed

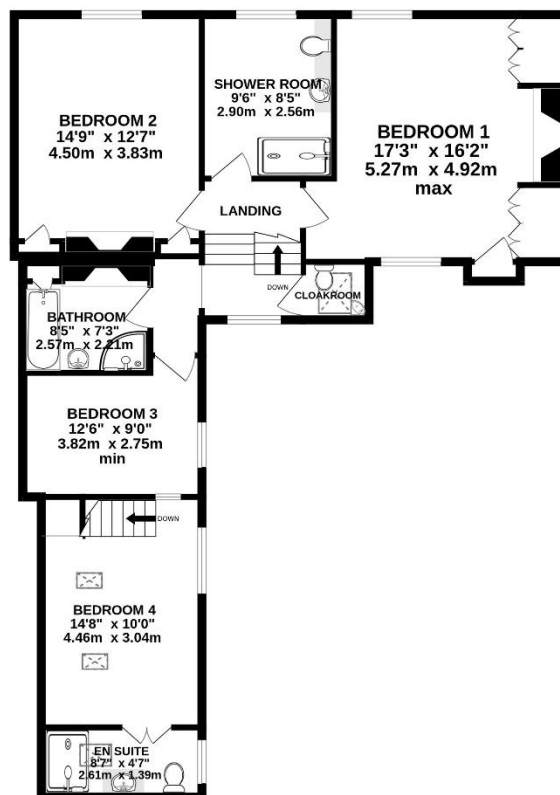
Council Tax: Band F

Energy Performance Rating: D

GROUND FLOOR
1287 sq.ft. (119.6 sq.m.) approx.



1ST FLOOR
992 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 2279 sq.ft. (211.7 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		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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