

Exwick Manor, Exeter

£585,000

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An impressive period home set within the grounds of and forming part of a former Gothic Revival Victorian Manor, beautifully restored and modernised to an exceptional standard. The elegant interior has been thoughtfully designed in keeping with the property's classic period style, seamlessly blending original character with contemporary comforts. The accommodation offers generous reception space, a stylish kitchen/breakfast room and a versatile annex with adjoining shower room. Outside, a beautifully landscaped garden with a newly built studio, and off-road parking. Ideally positioned for Exeter city centre, the property is also just a short walk from public transport and amenities.

Impressive Victorian Manor Conversion | Three-Four Generous Double Bedrooms | Spacious Sitting/Dining Room | Contemporary Kitchen/Breakfast Room | Study | Beautifully Modernised Throughout | Versatile Annex With Shower Room | Additional Loft Room | Landscaped Rear Garden With Garden Room | Off-Road Parking

DESCRIPTION

Set within the impressive surroundings of Exwick Manor, a beautifully converted Victorian manor house, this exceptional home combines the character and proportions of a period building with the comfort and convenience of modern living. Thoughtfully modernised by the current owner, the property is presented to a high standard throughout, with generous ceiling heights, versatile accommodation and attractive landscaped outside space.The property being offered for sale is House 2 only.

Uniquely positioned and surrounded by mature trees, the property enjoys a wonderfully private and peaceful setting, creating the feeling of a secluded woodland retreat.





This offers a rare sense of tranquillity while still providing the convenience of a residential location.

Upon entering, you are welcomed by a spacious entrance hall, which provides access to the principal ground-floor rooms and benefits from useful storage. Positioned just off the hallway is a separate study, offering an ideal space for home working or a quiet reading room.

The contemporary kitchen/breakfast room is fitted with a range of modern cabinetry, complemented by contrasting work surfaces and a breakfast bar, creating a practical yet sociable space. There is ample preparation and storage space, together with integrated appliances and attractive under-cabinet LED lighting.

The impressive sitting/dining room is a particularly attractive feature of the home. Generously proportioned, it provides ample space for both comfortable seating and a substantial dining arrangement, making it ideal for entertaining and everyday family life. The wood-effect flooring adds warmth to the room, while French doors open directly onto the garden, allowing natural light to fill the space and creating an excellent connection between inside and out. Further enhancing the versatility of the ground floor is a self-contained, multi-use annex, which could also serve as a fourth bedroom. This space could be used as an additional sitting room, guest accommodation or a more independent living area. The room benefits from its own access to the rear garden, useful worktop space as well as an adjoining shower room. This arrangement offers excellent flexibility for visiting guests or those seeking a degree of independent living.

The first floor continues to impress, with three well-proportioned double bedrooms. The principal bedroom is particularly spacious, offering plenty of room for a full range of bedroom furniture and creating a comfortable private retreat. The remaining two bedrooms are also generous in size, with one benefiting from useful built-in storage and access to additional loft storage via a staircase. A well-appointed family bathroom completes this floor.

Outside, the rear garden has been thoughtfully landscaped tocreate an attractive setting for relaxing and entertaining. A recently installed porcelain-tiled patio provides an excellent area for outdoor dining and seating, with steps leading down to the large, versatile garden room. Offering a variety of potential uses, this additional space would make an ideal home







office, study, exercise room, sunroom or entertainment space. It also benefits from installed internet and cable TV, making it a particularly useful addition to the home. The garden offers a good balance of patio and lawn, with established boundaries and surrounding mature trees providing a high degree of privacy and creating a peaceful, secluded atmosphere. The property also benefits from off-road parking.

LOCATION

Situated in the established residential area of Exwick, on the western side of Exeter, the property enjoys a convenient position within easy reach of the city centre. Local shops, everyday amenities and bus services are close by, while Exeter St David's railway station is approximately half a kilometre away, offering excellent connections for commuters. The nearby River Exe also provides attractive riverside walks and opportunities to enjoy the outdoors, making this a well-connected location with a balance of city convenience and green space

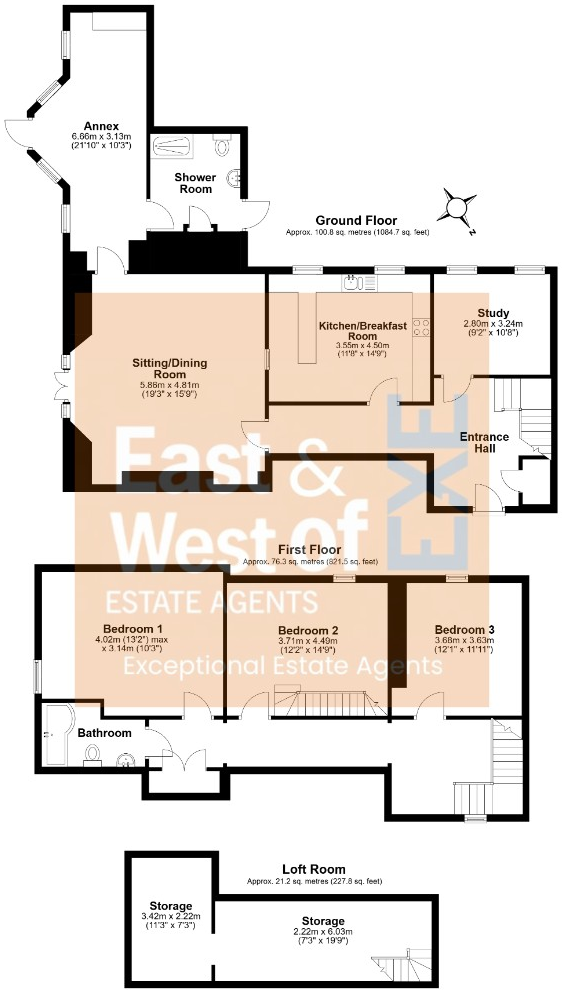
AGENTS NOTES

To the best of the Vendor's knowledge, at the time of marketing:
Council Tax Band: C
Council: Exeter City Centre
Garden: Landscaped Rear Garden
Electricity: Mains
Heating: Gas Boiler
Water supply: Mains
Sewerage: Public
Broadband: Superfast Virgin Media
Mobile signal: Several networks currently showing as available at the property including EE and 02





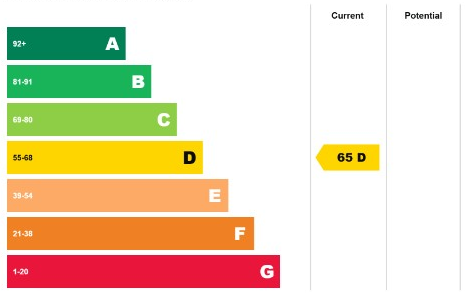




Total area: approx. 198.3 sq. metres (2134.0 sq. feet)







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