



£800,000

Squirrels Leap, 57 Argyll Road, Pennsylvania , Exeter, Devon, EX4 4RX





A beautifully presented and superbly extended 4/5-bedroom detached home, tucked away on a quiet private road backing directly onto Belvedere Nature Reserve, with stunning far-reaching views over the Duryard Valley and a fantastic detached garden studio.

- **Impressive 27ft open-plan modern kitchen/dining/family room with built-in appliances**
- **Generous sitting room with large sliding patio doors**
- **Utility room / cloakroom**
- **Master bedroom with en-suite bathroom & separate dressing room**
- **3 Further double bedrooms plus study / bedroom 5**
- **Family bathroom**
- **Impressive detached garden studio with separate cloakroom - perfect as a gym or home office**
- **Gas central heating & UPVC double glazing**
- **Generous tiled balcony terrace - accessed off both the kitchen / dining room & sitting room**
- **Large landscaped rear garden**
- **Off road parking for several vehicles with benefit of EV charging point**

DESCRIPTION: Occupying a wonderfully private position at the lower end of Argyll Road, with little to no passing traffic, this impressive extended detached home offers spacious and versatile accommodation arranged over two floors. The ground floor includes a good-sized sitting room, two bedrooms, study/fifth bedroom, utility and cloakroom. The impressive open-plan modern kitchen with built-in appliances opens into a generous dining/family room, while two further bedrooms and bathrooms are found on the first floor. All the principal rooms enjoy the superb Duryard Valley outlook.

The landscaped rear garden is a particular highlight, featuring a large balcony terrace overlooking the valley, two separate areas of lawn and an additional paved seating area. A fantastic detached garden studio, currently arranged as a home gym and with its own cloakroom, provides excellent flexibility as a gym, office, studio or hobbies space. There is parking for several cars to the front.

A truly individual home offering generous accommodation, exceptional views and superb outside space.

LOCATION: Argyll Road occupies an enviable elevated position within one of Exeter's most desirable residential areas, backing directly onto the beautiful Belvedere Nature Reserve. The property enjoys a wonderfully private, semi-rural setting with superb far-reaching south-westerly views extending across the Duryard Valley towards the Haldon Hills. Despite this peaceful and leafy environment, Exeter city centre is only around 1½ miles away, offering an excellent selection of independent shops, restaurants, cafés,

cultural attractions and leisure facilities. The University of Exeter's renowned Streatham campus is also close at hand, as is Exeter College. The surrounding countryside provides an extensive network of footpaths and open green spaces, making this an exceptional location for those who enjoy walking and outdoor pursuits. Exeter St David's Station provides direct rail services to London Paddington and the wider South West, while Exeter International Airport is approximately six miles away. Rarely does a city location offer such a compelling combination of outstanding views, immediate access to countryside and effortless proximity to the centre.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Composite entrance door with opaque double glazed side panel to the...

ENTRANCE HALL. Runged radiator. Solid wood herringbone flooring. Stairs lead upto the first floor. Two built-in storage cupboards. Solid wood doors lead off to...

SITTING ROOM 17' 6" (5.33m) x 11' 8" (3.56m): Double glazed sliding patio doors with matching side panels lead out onto the balcony terrace, all with views over the adjoining Nature Reserve. Panelled walls. Two runged radiators. Cleverly concealed storage area behind the wood panelling.

KITCHEN / DINING / FAMILY ROOM 27' 3" (8.31m) x 15' 2" (4.62m):

KITCHEN AREA: White composite worktop surfaces with matching upstands and grooved drainer. One and a half bowl undercounter sink with mixer hose shower tap. Zanussi four-ring induction hob with glass cooker hood over. A range of cupboards and drawers provide storage, incorporating two built-in ovens and microwave. Integrated fridge, freezer, dishwasher and wine fridge. Breakfast bar with seating for five stools. Double glazed window to front. Double glazed opaque door to side. Solid wood herringbone flooring. Radiator. Downlighters.

Leading through to the spacious **DINING / FAMILY ROOM AREA**, with a large double glazed window to the rear overlooking the garden and the nature reserve. Double glazed door opening onto the balcony. Continued solid wood herringbone flooring. Runged radiator. Downlighters.

UTILITY / CLOAKROOM 8' 1" (2.46m) x 5' 4" (1.63m): Solid wood worktop surfaces in tiled splashback with Belfast sink with mixer tap. Low level W.C. Space for washing machine. Additional integrated freezer. Two opaque double glazed windows. Downlighters. Tiled floor. Runged radiator.

BEDROOM 3 11' 4" (3.45m) x 7' 10" (2.39m): Double glazed window to the rear. Downlighters. Radiator.

BEDROOM 4 9' 11" (3.02m) x 7' 10" (2.39m): Double glazed window to front. Downlighters. Radiator.



STUDY / BEDROOM 5 7' 10" (2.39m) x 5' 4" (1.63m): Double glazed window to front. Downlighters. Radiator.

FIRST FLOOR

LANDING. Tall double glazed window to rear taking in the beautiful views over the Duryard Valley. Downlighters. Double glazed Velux window to front. Solid wood doors lead off to...

BEDROOM 1 15' 2" (4.62m) x 12' 6" (3.81m): Large double glazed window to rear, again enjoying a wonderful view over the Duryard Valley. Double glazed window to side. Panelled wall. Downlighters. Radiator. Doors lead off to...

DRESSING ROOM 9' 5" (2.87m) x 6' 9" (2.06m): Double glazed Velux window to the front.

EN-SUITE BATHROOM 9' 5" (2.87m) x 7' 8" (2.34m): Modern white suite comprising free standing double ended bath with free-standing mixer shower tap. Enclosed flush low level W.C. Wash hand basin with mixer tap with cupboard under. Fully tiled walk-in shower with glass screen and twin headed shower unit. Walls in full tiled surround with matching tiled floor. Runged radiator. Velux window to the front. Vanity mirror with back lighting. Extractor fan.

BEDROOM 2 15' 9" (4.80m) x 12' (3.66m): Double glazed window to rear with glorious views over the Duryard Valley. Velux window to the front. Eaves storage. Panelled wall. Downlighters. Radiator.

FAMILY BATHROOM 12' 5" (3.78m) x 5' 1" (1.55m): Modern white suite comprising panelled bath with mixer tap in tiled surround with tiled shelf. Enclosed flush low level W.C. Wall hung wash hand basin with mixer tap. Walls in full tiled surround. Tiled floor. Oversized walk-in shower cubicle with twin-headed shower. Runged radiator. Downlighters. Velux window to front. Extractor fan.

OUTSIDE: The front garden is attractively landscaped with mature, well-established hedging and a variety of shrubs and planting. A spacious block-paved driveway provides **OFF ROAD PARKING** for several cars, with an **EV CHARGING**

GARDEN STUDIO: 18' 1" (5.51m) x 10' 7" (3.23m): A superb detached cedar-clad garden studio, providing a bright and versatile space ideal for a home office, gym or additional leisure area. The double-glazed doors and windows create a light and welcoming interior, with views across the garden. The studio benefits from power and lighting, recessed ceiling downlighters and a well-finished interior, making it suitable for year-round use. A separate cloakroom with WC, wash basin and window provides a useful and convenient addition, making the studio genuinely self-contained and particularly convenient for guests or longer periods of use.

REAR GARDEN: Immediately adjoining the family/dining area & sitting room is a generous, beautifully tiled **BALCONY TERRACE**, providing an exceptional outdoor entertaining space and enjoying wonderful views across the Duryard Valley. With ample room for both dining and relaxed seating, this is a particularly impressive feature of the property. Beneath the balcony is useful **UNDERCROFT STORAGE AREA** housing the Zanuzzi boiler.

Steps lead down from the terrace to the main rear garden, which is beautifully established, exceptionally private and surrounded by mature planting. The garden is arranged over two levels, with wide central steps leading from the first lawned area down to a further lawn, creating a generous and versatile outdoor space. There is also a well-designed paved seating area, established borders and mature trees, making the garden ideal for entertaining, relaxing and enjoying the surrounding landscape.

WHAT3WORDS: ///ever.garage.range

TENURE: Freehold

SERVICES: Mains water, gas & electricity. Septic tank sewerage.

COUNCIL TAX BAND: D - £2495.36

MAINTENANCE CHARGE: £70.00 per annum towards private road

BROADBAND SPEED: Basic15 Mbps | Ultrafast1800 Mbps

Estate Agent Disclosure: In accordance with Section 21 of the Estate Agents Act 1979, we wish to disclose that the property is owned by a relative of a member of Hall & Scott Estate Agents. This relationship is disclosed for transparency and in accordance with our obligations under the Act.

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Health and Safety Statement

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