



67 Hill Barton Road, Exeter, EX1 3PW
Price Guide £625,000


FRANCIS LOUIS
Residential

Sold with No Onward Chain-

A substantial and beautifully proportioned four-bedroom detached family home, occupying a generous plot in a highly convenient location and offering spacious accommodation, extensive parking and a superb rear garden.

The ground floor offers a superb balance of reception and entertaining space. A large living room provides a bright and welcoming environment, with Bifold doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. In addition, there is a separate dining room, ideal for family meals, entertaining guests or more formal occasions.

The property also benefits from a spacious kitchen and dining area, offering ample worktop space, storage and room for everyday family life. A standout feature is the large entrance hall, creating an impressive first impression and adding to the feeling of space throughout the home. A downstairs WC provides additional convenience.

The first floor comprises three generous double bedrooms, all benefiting from built-in storage. One of the bedrooms enjoys access to its own private balcony, creating a pleasant space to relax and enjoy the outlook. These bedrooms are served by a large modern family bathroom, finished to a high standard.

Occupying the entire top floor is the impressive principal bedroom suite, providing a spacious and private retreat complete with its own shower and wash basin, creating a comfortable space separated from the main family accommodation.

Externally, the property enjoys a large rear garden with side access on both sides of the house, providing excellent practicality. The garden offers substantial space for family use, outdoor dining and entertaining, while a decked seating area and summer house positioned at the top of the garden provide the perfect setting for relaxing during the warmer months.

To the front, a large driveway and also benefits from an attached boarded garage, offering excellent storage, workshop.



The Property

The interior of the property offers an impressive amount of living space extending to over 2,000 sq ft, thoughtfully arranged across three floors to provide a versatile and highly functional family home. Throughout, the accommodation combines generous room proportions with flexible living areas, making it ideal for both everyday family life and entertaining.

Upon entering, you are welcomed by a spacious entrance hallway which provides access to the principal ground floor rooms and creates an immediate sense of space. A conveniently positioned downstairs WC adds practicality for guests and day-to-day living.

The heart of the home is the expansive open-plan kitchen and living area, a bright and sociable space designed to bring family and entertaining together. The kitchen offers ample room for storage, preparation and dining, while the adjoining living area provides a comfortable setting for relaxation. Large openings and an open layout create a seamless flow between spaces, enhancing the feeling of light and openness throughout the ground floor.

Complementing this space is a substantial formal dining room, offering excellent flexibility for larger gatherings, dinner parties or family occasions. The proportions of the room allow for a full dining suite while still feeling spacious and inviting.

To the rear of the property, an additional living area provides valuable extra reception space, perfect as a family room, snug or secondary lounge. The property also benefits from a dedicated games room, offering further versatility and creating an ideal space for hobbies, recreation or entertaining.

The first floor comprises three well-proportioned bedrooms, all offering comfortable accommodation with flexibility for family members, guests or home working. These rooms are served by a well-appointed family bathroom, conveniently positioned from the landing.

Occupying the entire second floor is an impressive principal bedroom suite, creating a private retreat away from the rest of the home. The room enjoys excellent proportions and offers ample space for bedroom furniture, seating areas and additional storage if desired.

The overall layout provides a superb balance of reception space and bedroom accommodation, with multiple living areas allowing the property to adapt easily to changing family needs. Whether utilised for entertaining, home working or multi-generational living, the interior offers exceptional versatility while maintaining a warm and welcoming atmosphere throughout.

Location & Outdoors

The external setting of the property perfectly complements the generous internal accommodation, offering a wonderful balance of outdoor space, practicality and convenience. Occupying a substantial plot, the property provides excellent areas for both relaxation and entertaining, while retaining a strong sense of privacy.

To the front, the property enjoys a welcoming approach with driveway parking and access to the garage, providing secure parking, storage or



workshop potential. The frontage offers an attractive first impression while ensuring practicality for family living.

The rear garden is a particularly impressive feature, providing a generous outdoor space that is well suited to a variety of uses. Whether for family activities, outdoor dining or simply enjoying the surroundings, the garden offers ample room to make the most of the outdoor lifestyle. The layout creates distinct areas for entertaining and relaxation, while still providing plenty of open space.

A standout addition is the detached summer house, positioned within the garden to create a fantastic retreat away from the main home. This versatile space could be utilised as a garden room, hobby space, home office or simply a peaceful area to unwind during the warmer months. The combination of the main garden and summer house enhances the property's appeal and flexibility.

The outdoor areas are ideal for hosting family and friends, with plenty of space for seating, barbecues and outdoor entertaining. The size of the plot also offers opportunities for keen gardeners to further personalise and enhance the space if desired.

The property is situated in a highly convenient residential location, offering excellent access to a wide range of local amenities. Nearby shops, supermarkets, schools and everyday services are all within easy reach, making it particularly appealing for families. Exeter city centre is also easily accessible, providing an extensive range of shopping, restaurants, cafés, leisure facilities and transport connections.

For commuters, the property benefits from excellent road links, with convenient access to major routes in and out of the city. The surrounding area also offers parks, green spaces and recreational facilities, allowing residents to enjoy both the convenience of city living and access to outdoor pursuits.

Overall, the outside space and location combine to create an excellent lifestyle opportunity, offering generous gardens, versatile outdoor accommodation and outstanding convenience within easy reach of Exeter city centre.







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2036 ft²

Reduced headroom

108 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

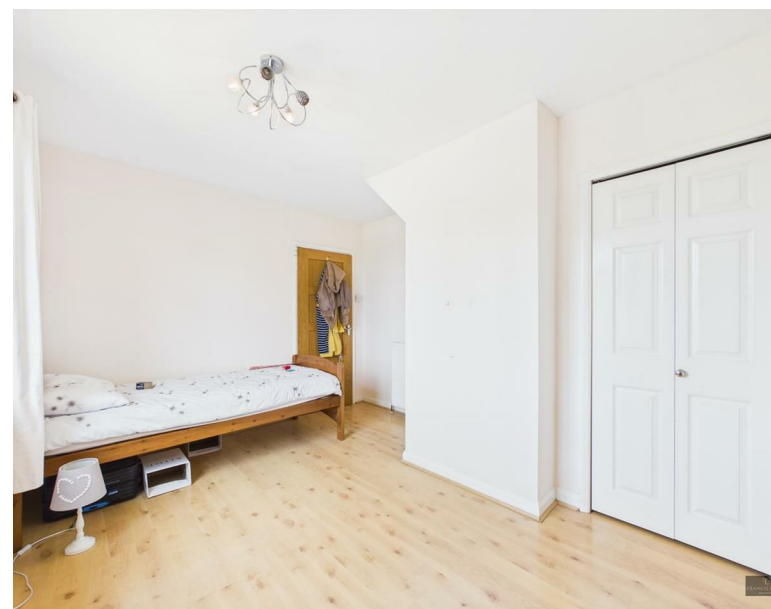
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- Substantial four-bedroom detached family home
- Excellent location close to local amenities, schools, major road links and Exeter city centre
- Three double bedrooms plus a top-floor principal suite
- Generous kitchen and dining area ideal for family living
- Large modern family bathroom and downstairs WC
- Extensive rear garden with decked seating area and summer house
- Driveway parking for six or more vehicles plus attached boarded garage
- Separate formal dining room
- Over 2000 sq ft
- NO ONWARD CHAIN





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