



City Scape, Mount Radford Crescent









# City Scape, Mount Radford Crescent

Exeter, Devon, EX2 4EN

Magdalen Road (0.2 Miles), Exeter Cathedral (0.7 Miles), Exeter Quay (0.5 Miles)

A magnificent Grade II listed Georgian residence with elegant interiors, flexible additional accommodation and beautifully landscaped gardens, situated in one of Exeter's most desirable addresses.

- Grade II listed Georgian detached home
- Approx. 7,000 sq ft of flexible accommodation
- Games room and cinema room
- Gated driveway, garage and workshop
- Freehold
- Prestigious St Leonard's crescent location
- Elegant drawing and dining rooms
- Landscaped gardens with terraces
- Self-contained annex
- Council tax band: H

Guide Price £2,950,000

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## SITUATION

3 Mount Radford Crescent occupies an enviable position within the heart of St Leonard's, one of Exeter's most prestigious and sought-after residential areas. The property enjoys a peaceful setting within a crescent of fine period homes, just a short distance from the city centre and the thriving Magdalen Road, well known for its independent shops, cafés, and restaurants. The cathedral city of Exeter offers a wealth of cultural, leisure and shopping facilities, including the historic quayside, theatres, and excellent sporting amenities. There is an abundance of outdoor pursuits available nearby, from sailing and horse riding to walking and cycling along the Exe Estuary Trail and the Jurassic Coast.

Exeter benefits from superb communication links, with the A30 and M5 providing fast access to the national motorway network. The city's four mainline railway stations offer regular services to London Paddington, Bristol and Plymouth, while Exeter International Airport, just over five miles away, provides both domestic and international flights. The area is also well served by highly regarded schools, including St Leonard's CoE Primary School and Exeter Mathematics School, both rated 'Outstanding' by Ofsted, as well as the University of Exeter, less than two miles from the property.

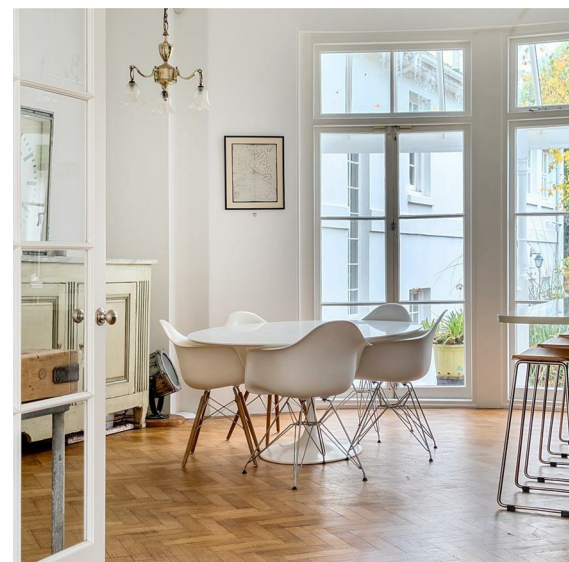
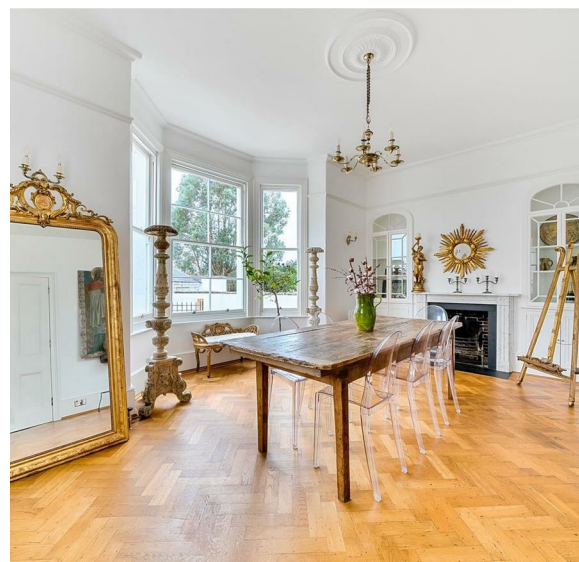
## DESCRIPTION

This exceptional detached Georgian house, believed to date from around 1835, is Grade II listed and displays all the hallmarks of its period, including elegant rendered elevations and large sash windows. The property has been sympathetically restored and beautifully appointed, combining fine period features with contemporary design to create an impressive and comfortable family home. Offering in excess of 7,000 sq ft of accommodation arranged over four floors, the house provides great flexibility, including a self-contained ground floor suite and a detached two-bedroom annexe within the grounds.

## ACCOMMODATION

A grand entrance hall with parquet flooring and decorative corning sets the tone for the accommodation. The drawing room, with its bay window, log-burning stove and intricate detailing, provides an elegant reception space, while across the hall the formal dining room offers an ideal setting for entertaining. The kitchen and breakfast room forms the heart of the home, fitted with bespoke wooden cabinetry, a central island, dual-fuel AGA and three sets of French doors opening onto the garden terrace. To the rear of the ground floor, a secondary suite can be used as part of the main residence or as a private apartment, featuring its own entrance, sitting and dining room, kitchen, bedroom and shower room.

The first floor offers two spacious double bedrooms, a study (which could also serve as a fifth bedroom), and a stylish family bathroom. The principal bedroom benefits from a dressing room with fitted storage and a luxurious en suite shower room. On the second floor there are three further bedrooms, one with an en suite, together with an additional family bathroom. The lower ground floor provides excellent leisure space, including a 29ft games room, a high-specification cinema room and extensive cellar storage.







## THE ANNEXE

Within the gardens lies a detached annexe offering additional self-contained accommodation, ideal for guests, family or lodgers. The annexe comprises a sitting room, well-equipped kitchen, two bedrooms (one en suite) and a further bathroom.

## OUTSIDE

The property is approached through wrought-iron security gates with an intercom system, opening to a gravel driveway with ample parking and access to the detached garage and workshop. The front garden is attractively landscaped with box hedging and mature borders, while the rear garden provides a delightful and private retreat. Areas of lawn, gravel and paved terraces are framed by colourful planting, established hedgerows and mature trees, offering a superb space for outdoor dining and entertaining.

## SERVICES

Utilities: Mains drainage, gas, electricity and water

Heating: 2 combi boilers

Broadband: 1 GBit fibre broadband, CAT5 wiring throughout most of the house, outside Wi-Fi as well as garage

Main house EPC: D(64)

Annexe EPC: D(67)

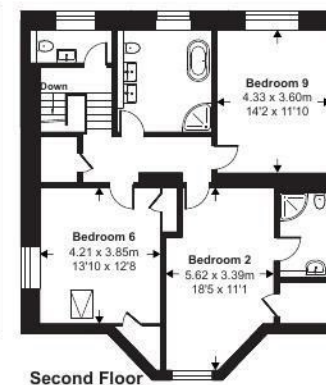
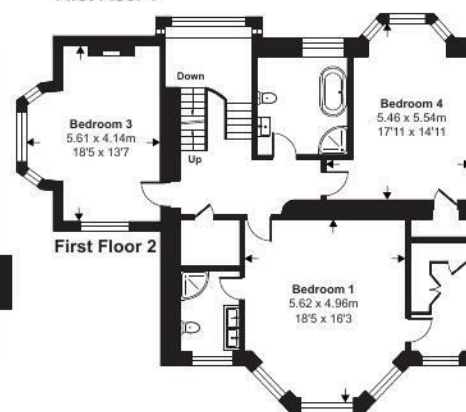
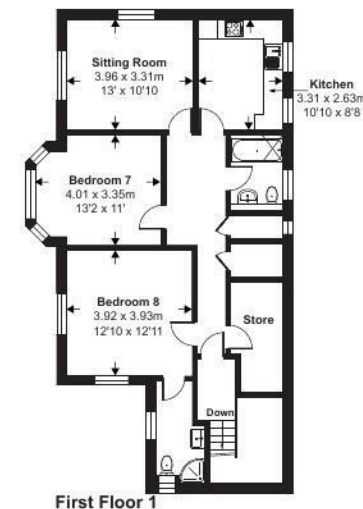
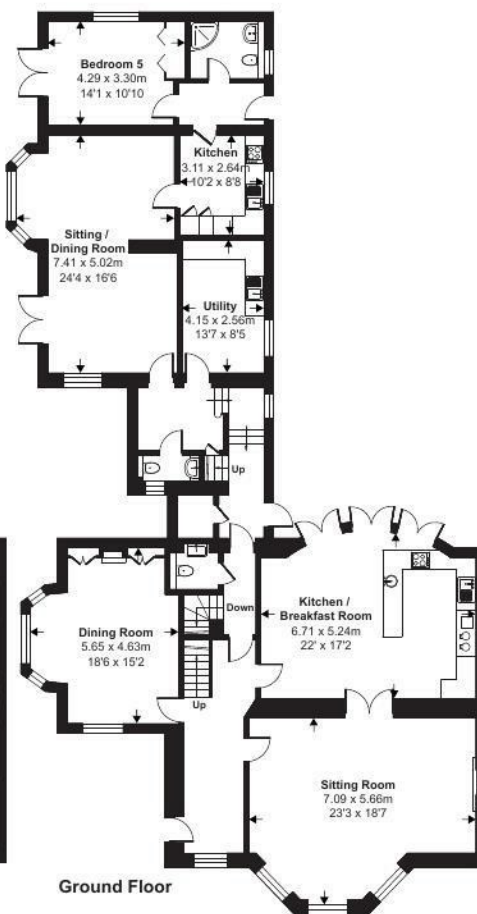
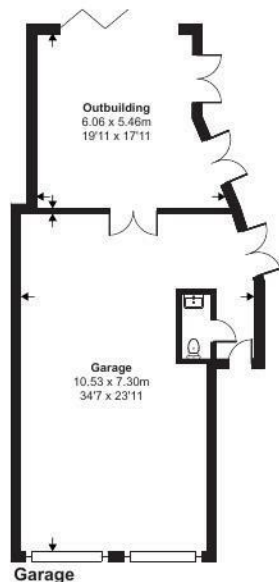
EE, Three, Vodafone and O2 network available (Ofcom)

Standard, Superfast and Ultrafast broadband available (Ofcom)

## AGENTS NOTE

Please be aware this property is Grade II listed and situated in the St. Leonards conservation area.





Approximate Area = 6720 sq ft / 624.3 sq m  
Garage = 1037 sq ft / 96.3 sq m  
Total = 7757 sq ft / 720.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1375787



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







