



43, St. Davids Hill







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Exeter, Devon, EX4 4DA

Exeter St. Davids Station (0.5 miles), Exeter Cathedral (1.1 miles), Exeter Airport (6.2 miles)

A deceptively spacious and beautifully renovated five-bedroom detached home, enjoying stunning views across the Exe Valley and the south-west of Exeter.

- Spacious five-bedroom home
- Large landscaped gardens
- St Davids Conservation area
- Ground floor library
- Council tax band: E
- Multiple off road parking
- No onward chain
- Filled with natural light
- Exe Valley views
- Freehold

Guide Price £850,000

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SITUATION

43 St. Davids Hill occupies a highly convenient yet tucked-away position, just a short distance from Exeter city centre. The property is ideally placed for access to a wide range of amenities including independent shops, restaurants and cafés, as well as excellent transport links from Exeter St Davids railway station. The location also provides easy access to well-regarded schools and the University of Exeter, while offering an elevated setting with far-reaching views across the River Exe valley.

DESCRIPTION

Hidden down an unassuming driveway, this exceptional property has been extensively renovated by the current owners to a high standard, including the installation of triple glazed windows across much of the house. Upon entering, the house opens into a striking and welcoming home, combining generous proportions with a superb flow of accommodation and an abundance of natural light. The rear elevation in particular takes full advantage of the wonderful outlook over the garden and beyond.

ACCOMMODATION

The grand entrance hallway immediately sets the tone, drawing the eye through the house towards a window at the far end, creating a wonderful sense of space and light. To the right is a ground floor shower room with WC, positioned alongside a large utility room offering extensive storage, worktops, and a sink, ideal for everyday family living. The kitchen/dining room has been recently refurbished and forms a central hub of the home. It is a bright and impressive space with large rear-facing windows overlooking the garden. The kitchen is well-appointed with a range of built-in cabinetry, a freestanding AGA, and a central island incorporating a breakfast bar. There is ample space for a large dining table, and a generous pantry is tucked neatly behind. On the opposite side of the hallway, a wine room leads through to a striking library, featuring floor-to-ceiling built-in bookshelves, creating a characterful and versatile space. From here, there is also access to a useful store room.





To the rear of the property is a comfortable TV room, and beyond this, a superb sitting room with large windows framing views over the garden. This room offers generous seating space and is centred around a woodburning stove, making it an ideal space for both entertaining and relaxing. On the first floor are five well-proportioned double bedrooms, all enjoying pleasant outlooks. These are served by a shower room and a spacious family bathroom.

OUTSIDE

To the front, the property is approached via a driveway providing parking for up to two vehicles. The rear garden is a particular feature, enjoying a delightful outlook over the Exe Valley and towards the south-west of Exeter. The garden is predominantly laid to lawn, with a decking area adjoining the house providing an excellent space for outdoor dining and entertaining. Beyond the main garden is an additional parking area accessed via the YMCA, subject to an annual charge. At the far end of the garden is a vegetable patch, currently tended in part by the YMCA.

SERVICES

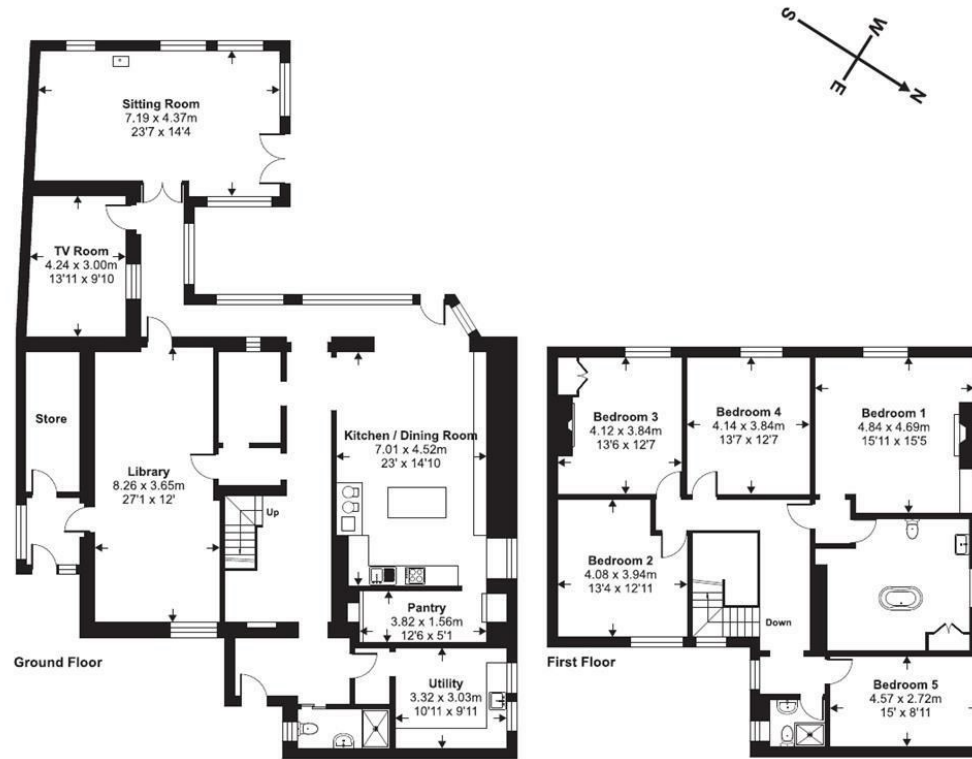
Utilities: Mains drainage, gas, electricity and water
Heating: Gas boiler - installed November 2025
Tenure: Freehold
EPC: C(79)
Standard and Ultrafast broadband available (Ofcom)
EE, Three, O2 and Vodafone mobile network available (Ofcom)

AGENTS NOTE

The vendor has advised that they pay £75 per month to the YMCA to access the rear car park. Please speak to agent for further information.

Approximate Area = 3526 sq ft / 327.5 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). © nichecom 2026. Produced for Stags. REF: 1425148



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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	





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