Burley House Silverton, Exeter, EX5 4HU
Price Guide £625,000

FRANCIS LOUIS
Residential

GUIDE PRICE- 625,000- 650,000

Burley House is an impressive and highly versatile five-bedroom detached home offering substantial living accommodation, a superb rear garden with far-reaching views towards Killerton Forest, and the significant benefit of a fully self-contained annex, ideal for multi-generational living or additional income potential.

The main house provides spacious and flexible accommodation arranged across two floors. A standout feature is the beautiful open-plan kitchen and dining room, thoughtfully designed to create a sociable hub of the home. This bright and welcoming space is complemented by a large walk-in pantry, offering exceptional storage, and French doors opening directly onto the rear garden, allowing natural light to flood the room and creating seamless indoor-outdoor living. A substantial separate utility room enhances practicality, keeping the main kitchen area organised and functional. The ground floor also benefits from a shower room, adding further convenience for guests or family use, along with well-proportioned reception and bedroom space that allows for a highly adaptable layout.

The bedrooms are generously sized and thoughtfully arranged, providing flexibility for family living, guest accommodation or home working, and are served by well-appointed bathroom facilities.

A key highlight is the self-contained annex, which offers outstanding versatility. The annex comprises a large living area with kitchen space, a ground floor bathroom, and upstairs a generous double bedroom with en-suite and an impressive walk-in wardrobe. This space is perfectly suited for extended family, independent living for older children, guest accommodation. Externally, the property enjoys a generously sized rear garden with delightful open views across fields towards Killerton Forest, creating a peaceful and scenic backdrop. The garden also features a large working outhouse with electricity.

## Ground floor

The Ground floor of the property offers an impressive and highly functional layout, centred around a beautifully designed living space that forms the true heart of the home. The standout feature is the expansive kitchen and dining room, a bright and sociable area perfectly suited to both everyday family life and entertaining on a larger scale. The kitchen itself is thoughtfully arranged with generous worktop space, extensive cabinetry and room for freestanding appliances, providing both practicality and style. A particularly valuable addition is the large walk-in pantry, offering exceptional storage for dry goods, small appliances and kitchen essentials, helping to keep the main space organised and clutter-free.

The adjoining dining area comfortably accommodates a substantial dining table and chairs, creating a welcoming setting for family meals and social gatherings. French doors open directly onto the rear garden, allowing natural light to flood the room while creating seamless indoor-outdoor flow, ideal for summer entertaining and relaxed evenings.

Further enhancing the practicality of this level is a substantial separate utility room, providing additional storage and dedicated space for laundry appliances. This ensures the kitchen remains a clean and sociable hub while the functional elements of the home are neatly contained.

The first floor also benefits from a well-appointed shower room, offering convenience for guests or family members and adding flexibility to the layout. In addition, there is a generously sized bedroom on this level, ideal as guest accommodation, a home office or for multi-generational living. Its proportions allow for comfortable furnishings while maintaining a bright and welcoming feel.

Overall, the first floor delivers an excellent balance of sociable living space and practical accommodation, with the kitchen, dining area and walk-in pantry forming a particularly impressive centrepiece of the home.

## First floor

The upstairs accommodation continues the theme of generous proportions and flexibility, offering well-balanced space ideally suited to modern family living. The principal bedroom is a truly standout feature, beautifully presented and of considerable size. This impressive room provides ample space for a large bed and additional furnishings, while enjoying stunning open views across the surrounding countryside, creating a peaceful and scenic outlook. The elevated position enhances the sense of privacy and light, making it a calm and inviting retreat at the end of the day.

In addition to the master, there are three further well-proportioned bedrooms, each offering excellent versatility. These rooms are ideal for family members, guests or adaptable use depending on lifestyle requirements. One of the bedrooms is currently utilised as a home office, demonstrating the flexibility of the space and its suitability for remote working or study. All rooms benefit from good natural light and practical layouts.

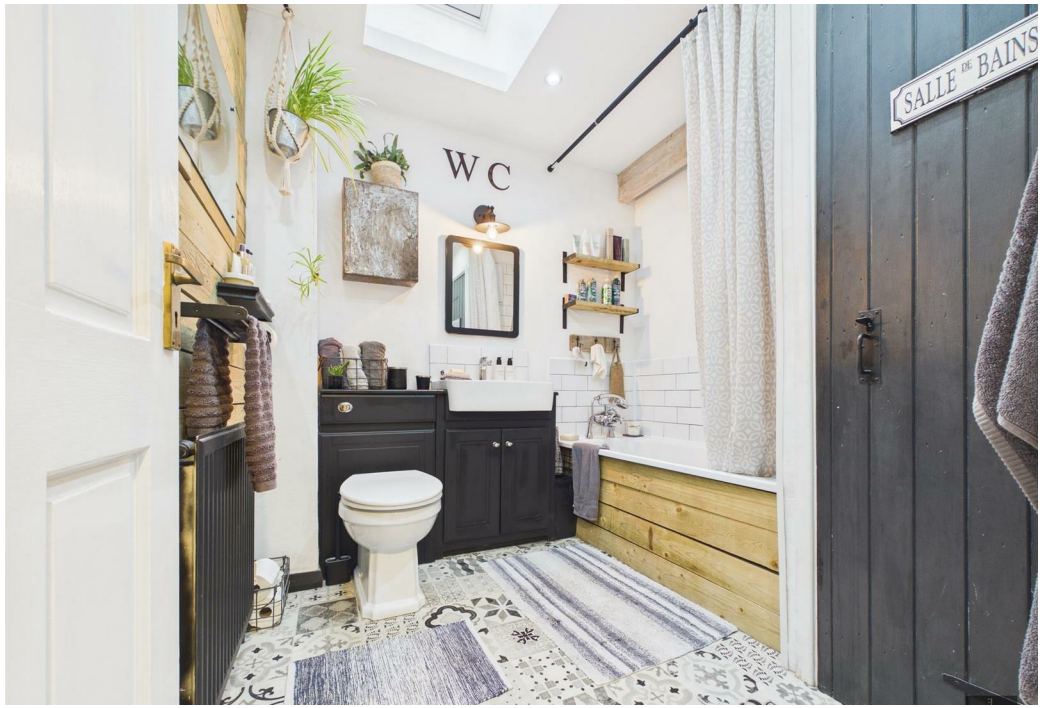
The first floor is served by a good-sized family bathroom, thoughtfully arranged and well positioned to accommodate the bedrooms. Its proportions allow for comfortable daily use, catering well to busy households.

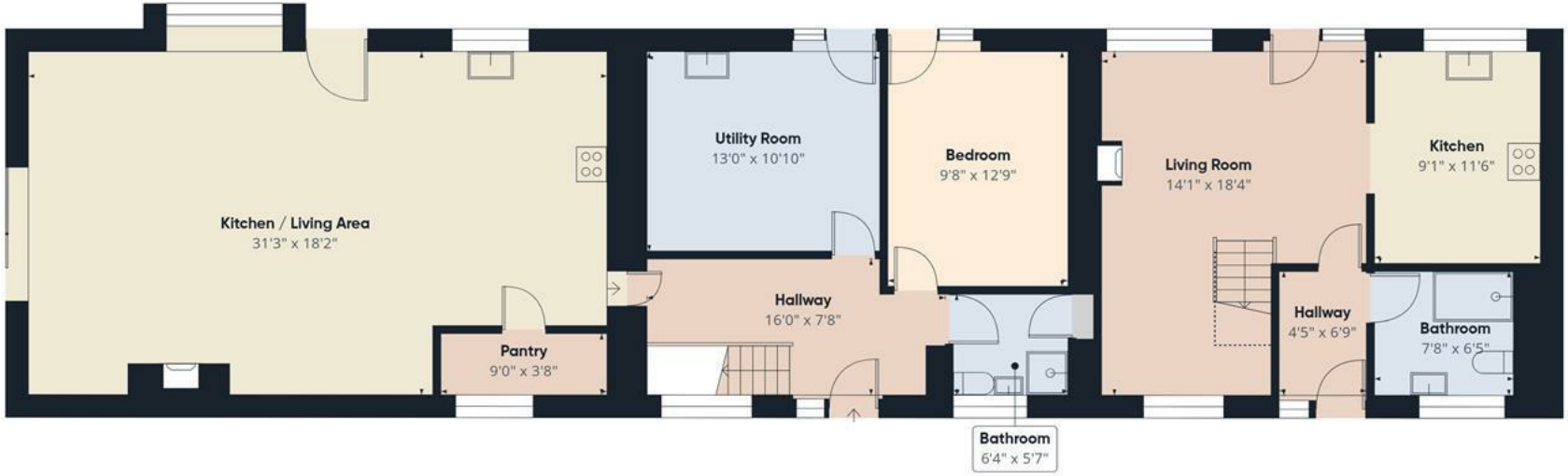
A particularly attractive feature of this level is the large dressing area positioned on the landing, which provides valuable additional storage and organisation space. This enhances the sense of openness upstairs while adding a practical element that complements the generous bedroom accommodation.

Overall, the upstairs area offers an excellent combination of space, comfort and flexibility, with the principal bedroom's stunning countryside views providing a real highlight of the home.

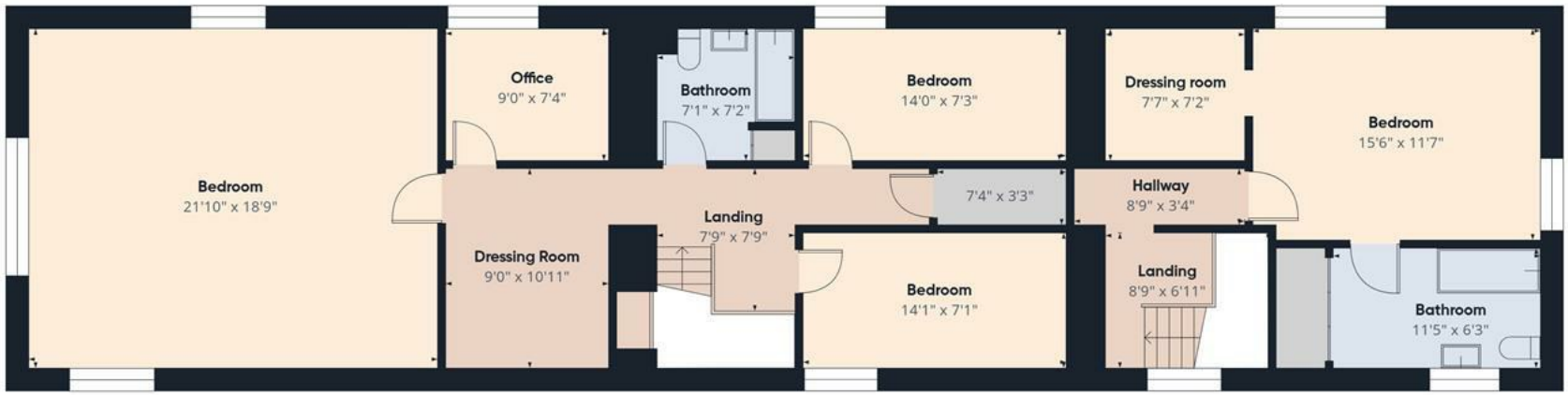
Love You
Bye

RELAX


WC
SALLE DE BAINS




Ground Floor



Floor 1

FRANCIS LOUIS
Residential

**Approximate total area**(1)

2737 ft²

**Reduced headroom**

14 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

## The Annex

A particularly exceptional feature of Burley House is the fully self-contained annex, offering superb flexibility and significant lifestyle potential. Thoughtfully arranged over two levels, this space provides independent living while remaining seamlessly connected to the main residence, making it ideal for multi-generational families, older children, guest accommodation or even potential rental use (subject to any necessary consents).

On the ground floor, the annex benefits from a large living area with kitchen space, creating a comfortable and practical open-plan environment. The layout allows for both seating and dining, while the kitchen area provides essential facilities for independent day-to-day living. This level also includes a separate bathroom, enhancing convenience and functionality.

Upstairs, the annex continues to impress with a generous double bedroom, offering ample room for bedroom furniture while maintaining a bright and welcoming feel. The bedroom is complemented by its own en-suite bathroom, providing privacy and comfort. A particularly standout feature is the large walk-in wardrobe, offering extensive storage and adding a touch of luxury rarely found in secondary accommodation.

The annex is well proportioned throughout and offers genuine independence from the main house, making it highly adaptable depending on individual needs. Whether used for extended family, visiting guests, a private workspace or supplementary income potential, this versatile space significantly enhances the overall appeal and value of the property.

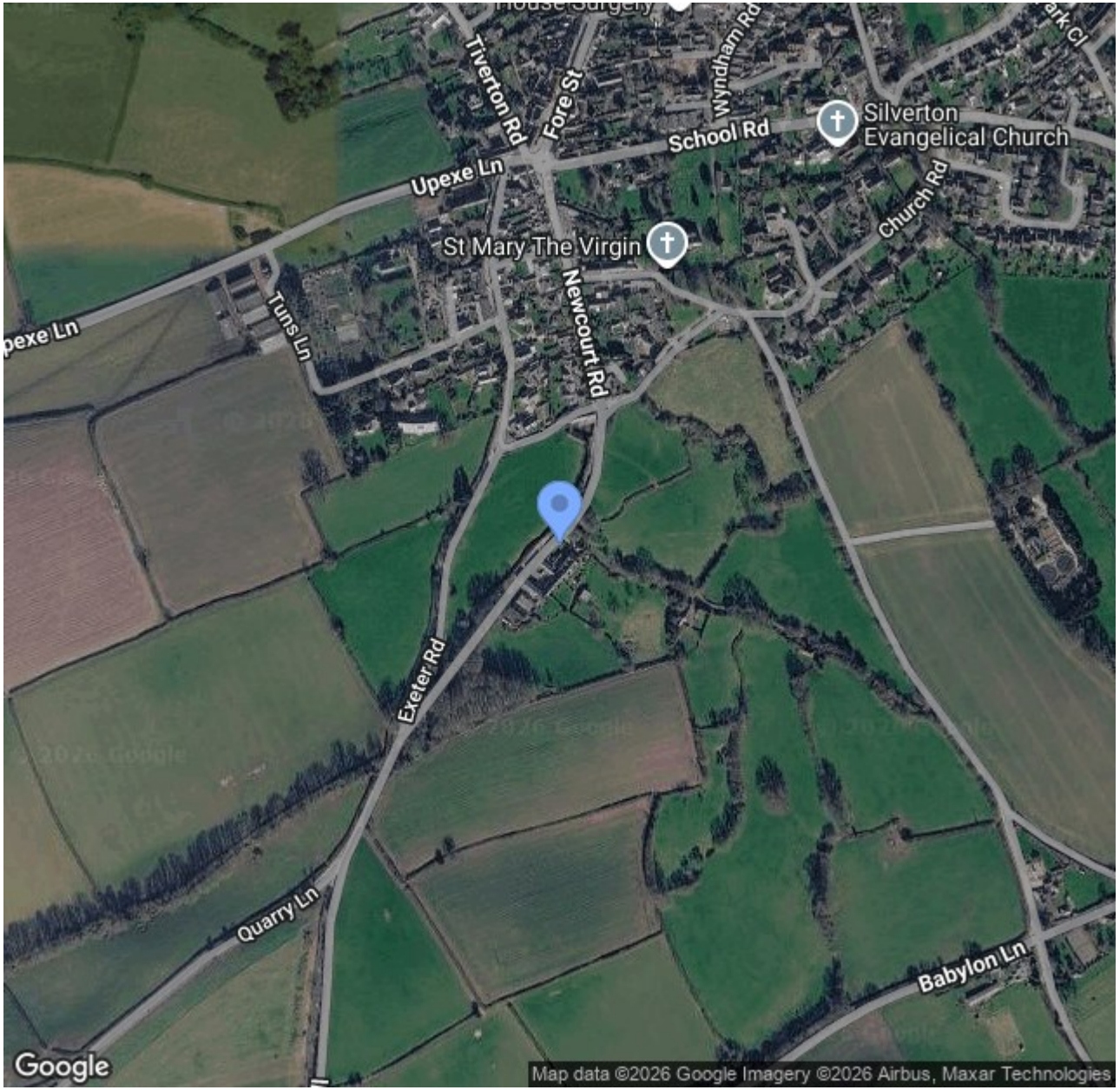
Overall, the annex provides a rare opportunity for flexible living, setting Burley House apart as a home that truly adapts to changing lifestyles.

## Outside

Externally, Burley House enjoys an impressive setting that perfectly complements the scale and versatility of the accommodation within. To the front of the property, a private driveway provides off-road parking for two to three vehicles, offering convenience and practicality for modern family life while maintaining an attractive approach to the home.

To the rear, the property truly excels. The generously sized garden provides a wonderful outdoor environment, thoughtfully arranged to offer both usable space and an exceptional outlook. The garden enjoys beautiful open views across neighbouring fields towards Killerton Forest, creating a peaceful and scenic backdrop that enhances the overall sense of space and privacy. This outlook provides a rare semi-rural feel while remaining well connected to local amenities.

The garden offers ample space for outdoor dining, entertaining and family use, with areas suitable for lawn, planting and seating. Its proportions allow it to be enjoyed throughout the seasons, whether for summer




gatherings, children's play space or simply relaxing while taking in the surrounding countryside views.

A particularly valuable addition to the outside space is the large working outhouse with electricity, offering excellent flexibility. This space is ideal for use as a workshop, studio, gym, hobby room or additional storage, adding further practicality and lifestyle appeal to the home.

Overall, the external areas of Burley House provide a superb combination of parking, generous garden space and outstanding views, creating an ideal setting for both family living and entertaining while enhancing the property's sense of privacy and versatility.

- SOLD WITH NO ONWARD CHAIN
- Impressive and versatile five-bedroom detached residence
- Beautiful open-plan kitchen/dining room with large walk-in pantry
- Separate utility room plus ground floor shower room
- Flexible layout ideal for multi-generational living
- Generously sized rear garden with views towards Killerton Forest
- Large working outhouse with electricity
- Driveway parking for 2–3 vehicles
- Peaceful setting with attractive open countryside outlook
- Fully self-contained one-bedroom annex with 2 Bathrooms and walk-in wardrobe