

# HALDON COURT

4 MANSTON TERRACE,  
EXETER, EX2 4NP



savills



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EXETER, EX2 4NP

City centre about 1 mile • Junction 30 (M5 Motorway) about 2.5 miles • Exeter airport about 4 miles

*A beautifully refurbished detached house, on a private road in St Leonards, within easy walking distance of local schools and amenities*

## Accommodation summary

Entrance hall & porch • 37' ground floor reception room  
Conservatory • Study • Kitchen • Family room • Dining room  
Laundry room • WC

Master bedroom with ensuite bathroom and dressing room  
4 further bedrooms & 3 further bathrooms (2 en suite)

Landscaped gardens • Off-road parking for 5 cars

EPC - Exempt

## SITUATION

Haldon Court is set within the heart of St Leonards, Exeter's most favoured residential area, due to its tree lined streets and vibrant community atmosphere. There is a selection of independent shops and cafes on Magdalen Road, whilst the city centre and a Waitrose supermarket are all within walking distance.

Exeter is a thriving city, with excellent communication links to London and the rest of the UK, including two main line train stations and an International Airport, with daily commuter flights to London as well as many UK and International destinations. The city centre boasts The Princesshay Shopping Centre, Guildhall Food Halls, a John Lewis Department store as well as an extensive selection of independent shops and eateries, theatres, an award winning museum and a world class University.





There are a fine selection of state and private schools in the city including Exeter School, The Maynard School and a Steiner Academy. Both Exeter School and The Maynard School are within easy walking distance of the property. Exeter also has the Royal Devon and Exeter Hospital, Nuffield Hospital and is also home to the Peninsula College of Medicine and Dentistry.

For outdoor enthusiasts, Exeter has it all, with extensive recreation facilities along the River Exe including fishing, cycling, walking, kayaking, rowing and paddle boarding, to name but a few. There is a David Lloyd Club at Sandy Park, home to the Exeter Chiefs, as well as numerous gyms, sports facilities and recreation grounds throughout the city, including those at Exeter University. The Exeter Golf & Country Club has a fine 18 hole golf course and there are many first class golf courses within easy reach of the city, including Woodbury Park, Dawlish Warren and the Teign Valley Golf Club.

## DESCRIPTION

Haldon Court is a beautifully appointed Grade II listed detached townhouse, situated on a private road in St Leonards. The property provides spacious accommodation over four floors, including a fine selection of reception rooms, five bedrooms and four bathrooms. In front of the building, there is a generous 'in/out' driveway with ample off-road parking for five cars and electric gates installed by the current owner. To the rear there is a wonderful and secluded ornamental garden.

## ACCOMMODATION

The building dates from the mid-19th Century and is understood to have been built as the official residence for the Deputy Headmaster of Exeter School. In recent years, the property has undergone an extensive and sympathetic restoration by the current owner, with modern facilities including a Sonos sound system, four new bathrooms and a magnificent Alno kitchen, as featured in Beautiful Kitchens Magazine. Many of the building's original features have been retained, including stained glass windows made by 19th Century ecclesiastical glaziers Beer and Driffield of Bartholomew Street, who made stained glass windows for Exeter Cathedral as well as many other churches throughout Devon. Other features include high ceilings with original coving and period radiators.

The ground floor features a sweeping staircase from the entrance hall and a 37' reception room opening onto the conservatory, making it an ideal space for entertaining. There is also a large study and a staircase leading from the entrance hall to the lower ground floor, offering a spacious formal dining room with room to sit 14 people comfortably.





The beautifully-fitted kitchen also has its own dining area and leads on to a family room. On this floor, there is also a laundry room, a breakfast room and a wine cellar. Both the kitchen and laundry room have been fitted with Miele appliances.

The master bedroom is situated on the first floor and has a dressing room with fitted wardrobes and an en suite bathroom with free standing roll top bath and separate shower. There is also a guest bedroom on this floor with an en suite bathroom. There is a third en suite bedroom on the second floor, along with two further bedrooms and a family bathroom.

The property is set well back from the road with a gravelled gated driveway providing ample off-road parking, and there is access around both sides of the building. From the conservatory, double doors provide access to a landscaped walled garden, with a raised pond and central fountain, established trees, and mature shrub and flower bed borders.

## OUTGOINGS

Exeter City Council. Council Tax Band F

## SERVICES

Water, electricity, gas and mains drainage are connected.

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.





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Approximate Gross Internal Area:  
417.7 Sq.M. - (4497 Sq.Ft.)  
For identification only - Not to scale.

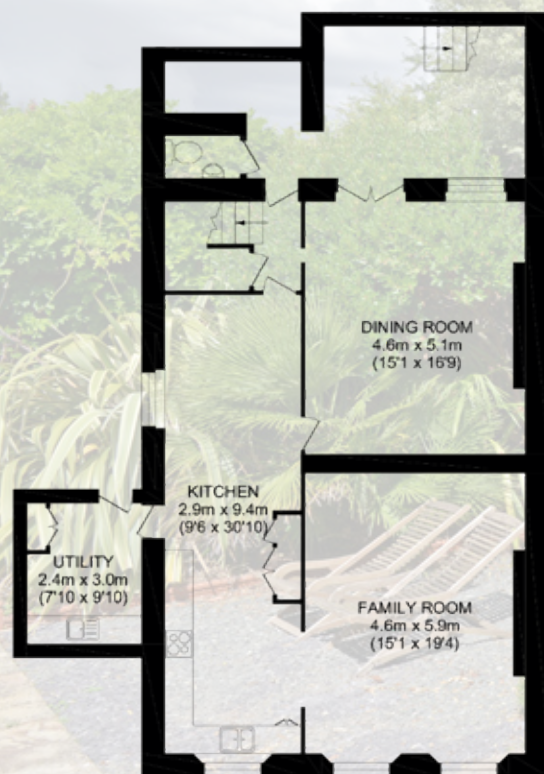


### DIRECTIONS

Exit the city via Magdalen Road and continue straight through the traffic lights with St Leonards Road and after approximately 0.5 miles, turn right onto Manston Terrace. Haldon Court will be found after a short distance on the left hand side.

### VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.



Basement



Ground Floor



First Floor



Second Floor

### IMPORTANT NOTICE:

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