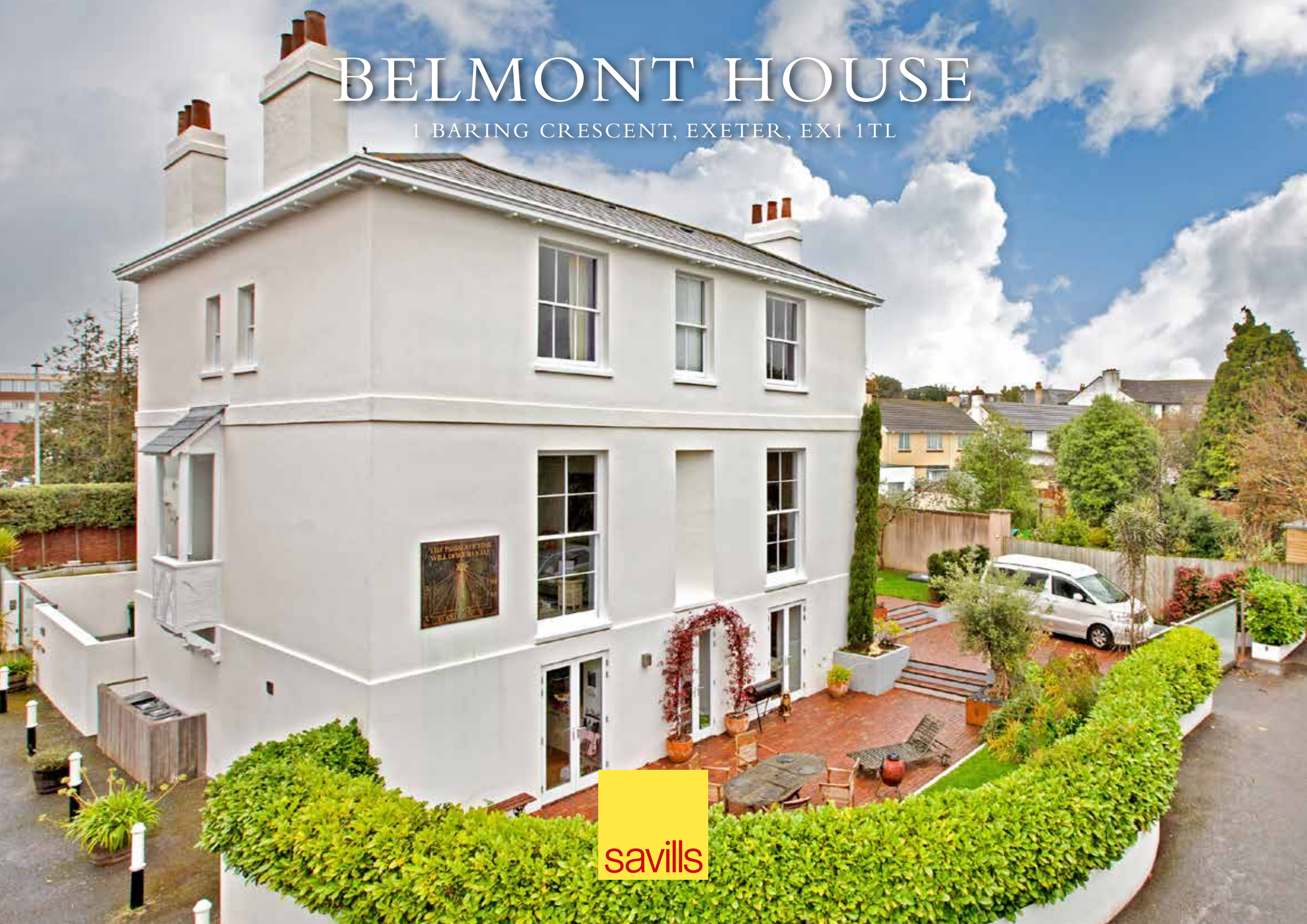


BELMONT HOUSE

1 BARING CRESCENT, EXETER, EX1 1TL



savills

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

Grade II listed Regency Georgian villa on this historic St Leonards crescent overlooking private gardens. Beautiful south facing reception rooms, library, study & kitchen dining/living rooms

Accommodation summary

Entrance hall • Study • Library

Family room • Sitting room

Open plan kitchen/dining/living space

Dining room • Office • WC • Utility room

Master en suite bedroom

Four further bedrooms

Family bathroom and shower room

Private front gardens • Gated parking

Communal gardens exclusive to Baring Crescent owners





SITUATION

Baring Crescent is one of the most sought after roads in St Leonards, Exeter's most popular residential location. Nearby Magdalen Road has a parade of independent and boutique shops including a fishmonger, bakeries and cafés. Waitrose supermarket is very close and the city centre, Cathedral Close, John Lewis and Princesshay shopping centre with many shops and restaurants are a ten minute walk away.

Exeter is the most thriving city in the south west and offers a wide choice of cultural resources, theatres, art centres and museums. There are a variety of excellent state and private schools for both primary and secondary level, including St Leonards primary school, Exeter School, The Maynard School and the Cathedral School, whilst Exeter University is recognised as one of the best in the country. Exeter's historic quay, the River Exe and surrounding countryside are a short walk or bike ride from the property, with Dartmoor and miles of beautiful coast being within easy reach.

The M5 motorway provides links to Bristol and London, the A38 to Plymouth and the A30 to Cornwall. Exeter St David's offers regular train services to London Paddington in just over two hours and Exeter Airport has daily flights to City Airport London as well as international destinations.

DESCRIPTION

Set within a private road in an historic crescent of twelve villas built in 1816, 1 Baring Crescent is a beautiful Regency Georgian Villa which has been restored 7 years ago with new wiring and electrics, new plumbing central heating, new plasterwork inside and outside render, new landscaped gardens, and a new electric entrance gate. The restoration works have been done to an exceptionally high standard whilst preserving all the period features. There are marble fireplaces, original cornices, and sweeping curved staircases, and beautifully proportioned windows and high ceilings.

The grand portico entrance leads in to the first floor entrance hall with the sweeping staircase and doors to the study, library and two beautiful south facing lounges. On the ground floor the open plan kitchen/living/dining room 35'8" x 19'2" (10.87m x 5.84m) provides a sizeable, sociable room with direct access out onto the garden via three double doors. The kitchen enjoys a good range of wall, base and drawer units in a white gloss finish with a solid wood oak worktop over. Inset ceramic sink, stainless steel 6 burner gas hob and oven and integrated dishwasher. The open dining/living space is of great proportion and is perfect for every day family life and entertaining. Also on the ground floor is a dining room, office, cloakroom and utility room.



The second floor comprises five generous bedrooms, the master enjoying an ensuite shower room, far reaching views to the front aspect as far as the Haldon Hills and floor to ceiling height built in wardrobes. There is also a family bathroom and shower room with double walk in shower.



GARDENS AND GROUNDS

The garden has been attractively landscaped and wraps around to one side of the property and benefits from a good degree of privacy and seclusion with an area of lawn, well stocked raised flower beds and a sun-terrace directly outside the ground floor accommodation provides a great space for alfresco dining. There are electric obscured glazed front gates opening to the driveway with parking for two cars and additional parking on the roadway.

The property also enjoys shared usage of Baring Crescent's private park which is a huge additional facility for the owner and unique in Exeter. The gardens have borders of shrubs and specimen trees with a huge central lawn and hidden pathways.

SERVICES

Mains electricity, gas, water and drainage.

OUTGOINGS

Exeter City Council, 01392 277888. Council tax band G.

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.

DIRECTIONS

The Property is at the north end of Baring Crescent. From the city centre drive up Heavitree road and with Waitrose on your left turn right into Baring Crescent. The property is the third on the left hand side, opposite the park.

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.

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Approximate Gross Internal Area:

Total: 301.1 sq.m. / 3,240.8 sq.ft.



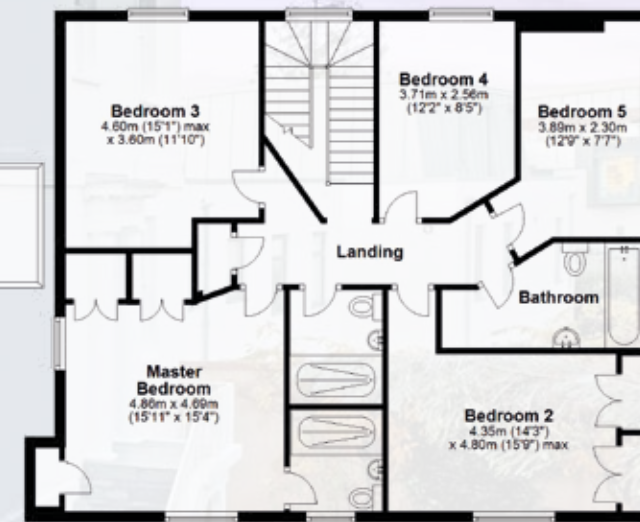
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



IMPORTANT NOTICE:

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