



An impressive, detached family home enhanced greatly by the current owners. Open plan living, cinema room, superb landscaped garden and detached garage with gym and study.

3 Pound Wall, Broadclyst, Exeter, EX5 3EB

£895,000 Freehold





Private, detached family home • Flexible and free flowing accommodation • Cinema room • Landscaped gardens • Detached outbuildings to include garage, gym and office

Local Information

3 Pound Wall is situated around 5 miles from the cathedral city of Exeter in the extremely popular village of Broadclyst. The village has many amenities including a post office/village store, two public houses, a church, sports centre and social club. There is a well-regarded primary and secondary school within walking distance of 3 pound Wall. Much of Broadclyst is owned by the Killerton Estate which is part of the National Trust. Killerton House and gardens has glorious landscape gardens surrounded by parkland and abundance of walks.

Exeter has good private and public schools, the Princesshay shopping centre, a red brick university, excellent restaurants, an international airport as well as a mainline railway station offering a link to London Paddington in just over 2 hours. Junctions to all major roads are also within easy reach.

About this property

Enhanced greatly, 3 Pound wall is a superb family home with a secure, gated entrance, at the end of a private road. Inside, the free flowing and sociable accommodation works incredibly well for family life or entertaining with integrated Sonus speakers in the house, gym and garden and underfloor heating throughout the downstairs and in all bathrooms. There is a welcoming hallway in the heart of the home which leads to the impressive kitchen/dining room which benefits from a superb range of base, drawer and wall units, integrated appliances and quartz worktops. There is a breakfast bar as well as ample space for a dining table where there are double doors which lead out onto the garden. Double internal doors open into the living room which is a generous size and a feature wood burning stove. A room of particular interest is the impressive cinema room which was formally the double garage and accessed via the utility. Further accommodation on the ground floor includes a study and WC.



On the first floor, the owners have re-configured the layout to create a superb principle bedroom with dressing room and en suite. There are two further double bedrooms and a family bathroom. With little effort, this floor can be changed back into four double bedrooms (one en suite) and a family bathroom.

Outside, the landscaped gardens are a fantastic asset and seamlessly brings the inside out. There is a striking covered seating area, sauna, hot tub and sunken seating area with fire pit – perfect for entertaining. A private gate leads from the garden to a shared walkway to the village/playing fields. To the front is a gated driveway with a detached building with a garage, gym and further office room.

Directions

From Exeter City Centre proceed through Pinhoe towards Broadclyst (B3181). Go past the first turning for Broadclyst heading towards Dog Village staying on the B3181. Just after the water tower on the left the property will be found on the right hand side, in a private driveway. If you reach the Post Office you have gone too far.

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office.
Telephone:
+44 (0) 1392 455 755.





Pound Wall, Broadclyst, Exeter, EX5 3EB
Gross Internal Area 2023 sq ft, 187.9 m²
Tenure Freehold
Services All mains services including mains gas
Local Authority East Devon District Council
Energy Performance EPC Rating = B




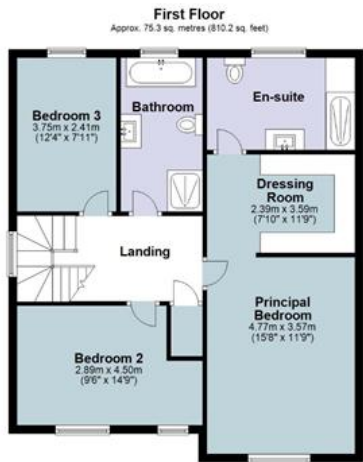
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Tom Bedford
Exeter
+44 (0) 1392 455 717
tom.bedford@savills.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A	87	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	87	88
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Total area: approx. 188.0 sq. metres (2023.4 sq. feet)



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