



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.

Telephone:  
+44 (0) 1392 455 755.

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. 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.









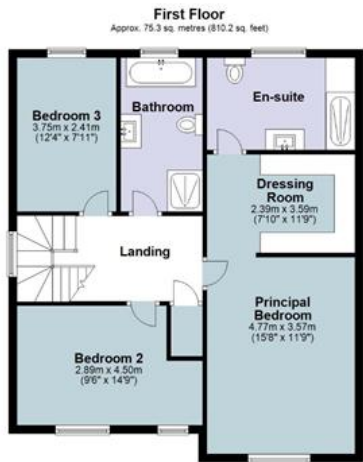


**Pound Wall, Broadclyst, Exeter, EX5 3EB**  
**Gross Internal Area** 2023 sq ft, 187.9 m<sup>2</sup>  
**Tenure** Freehold  
**Services** All mains services including mains gas  
**Local Authority** East Devon District Council  
**Energy Performance** EPC Rating = B

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



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



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



**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210419LRWD

