



Exciting and rare opportunity to acquire a detached Grade II listed Georgian property situated in a prime St. Leonards' location with consent for change of use to a 4806 sq ft family home.

54 St. Leonards Road, Exeter, EX2 4LS

Guide price £1,500,000

savills



Detached Grade II listed Georgian home with wonderful proportions • Prime location in St Leonards' • Full planning consent granted for 4806 sq ft home • In and out driveway with parking for at least 4 cars • No onward chain

Local Information

54 St. Leonards Road 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 a main line train stations and an International Airport. 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 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.

About this property

54 St. Leonards Road presents a wonderful opportunity to create an impressive family home in the heart of St Leonards'. This grand, detached Grade II listed Georgian building has full planning consent for a 4806 sq ft home arranged



over three floors, including an impressive open plan kitchen/dining/living room which seamlessly flows out onto the raised terrace patio – perfect for entertaining or family life. From here there are excellent views over the garden and Exeter Cathedral. Further accommodation on the ground under the approved plans include two superb reception rooms to the front aspect, snug, playroom, pantry and utility room which is adjacent to the kitchen.

On the first floor, there are five double bedrooms (one en-suite), shower room and bathroom all enjoying excellent proportions. A particular room of interest is the principal bedroom with a dressing room and en-suite shower room. Stairs lead to the second floor where there is an en-suite bedroom, study space and ample storage within the eaves.

The basement, which can be accessed by the ground floor hallway enjoys ample space for a cinema room, gym and shower room.

Full details on the approved plans please search Exeter City Council planning portal ref - 1/1428/FUL and 21/1429/LBC

Outside, the private rear garden enjoys a raised terraced patio area directly outside the new kitchen extension, steps lead to the lower lawn area where there is a variety of mature shrubs and trees offering a good degree of privacy. To the front, the substantial in and out drive provides ample parking for at least four cars.

Directions

Exit the city via Heavitree Road and take a right onto College Road. At the traffic lights with Magdalen Road go straight across and number 54 will be found on the right hand side after approximately 0.2 miles.

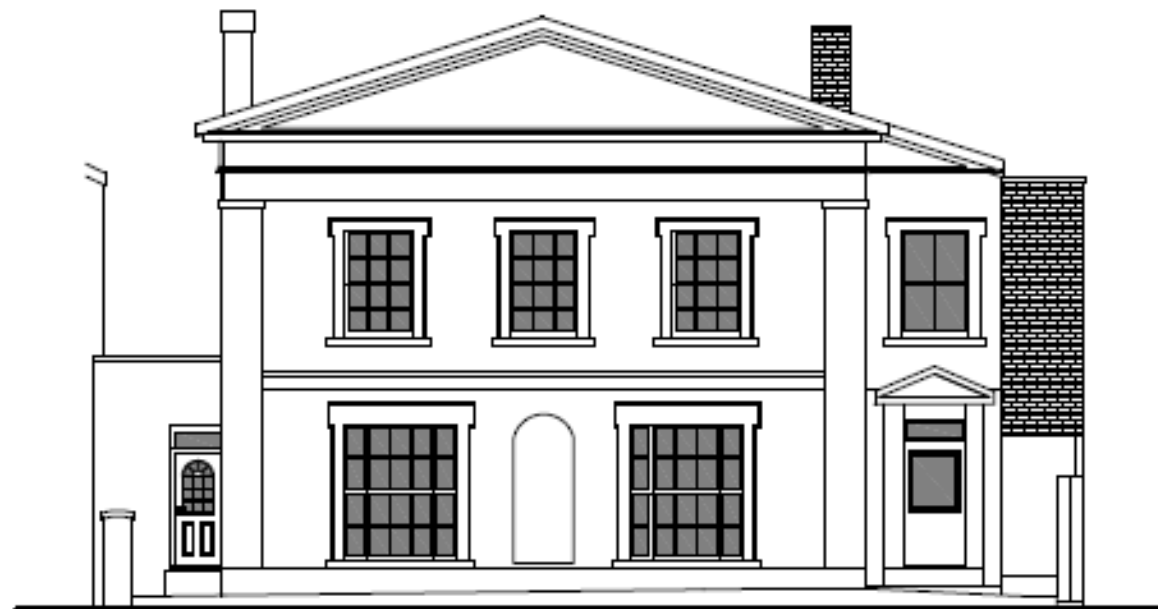
Local Authority

Exeter City Council, Exeter

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office.

Telephone:
01392 455 755.

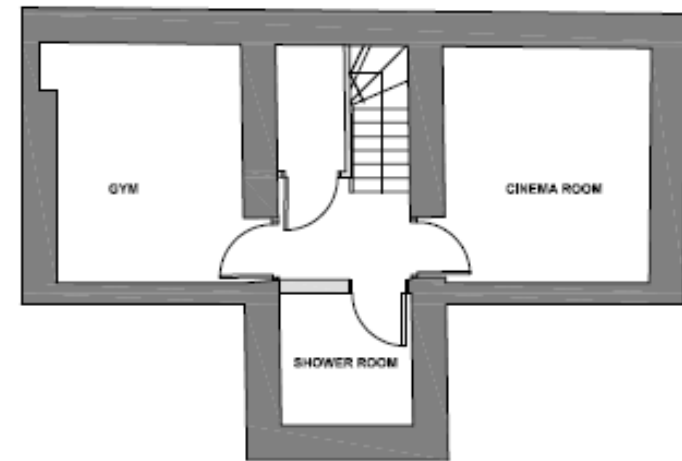
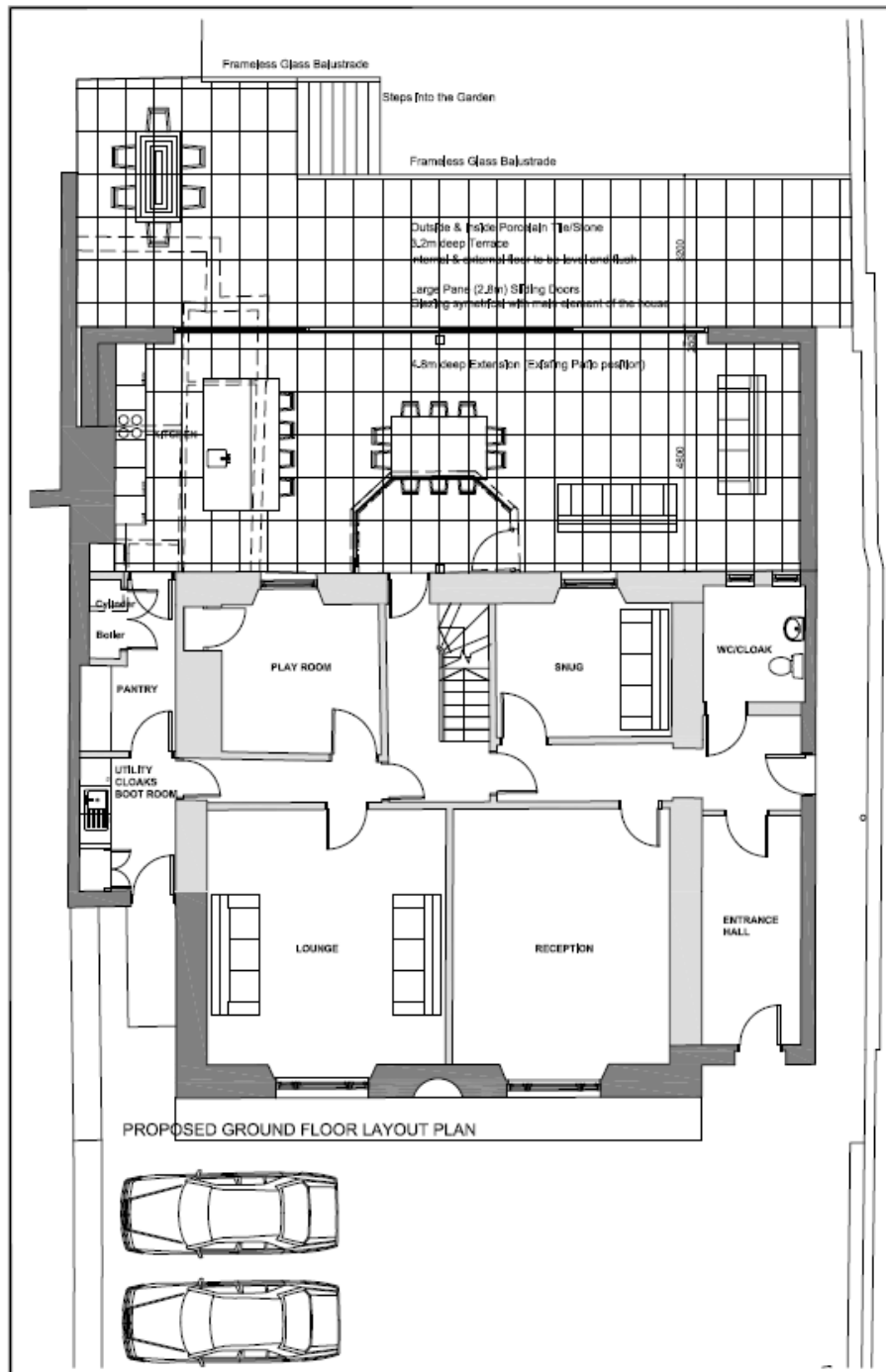


PROPOSED SOUTH EAST ELEVATION

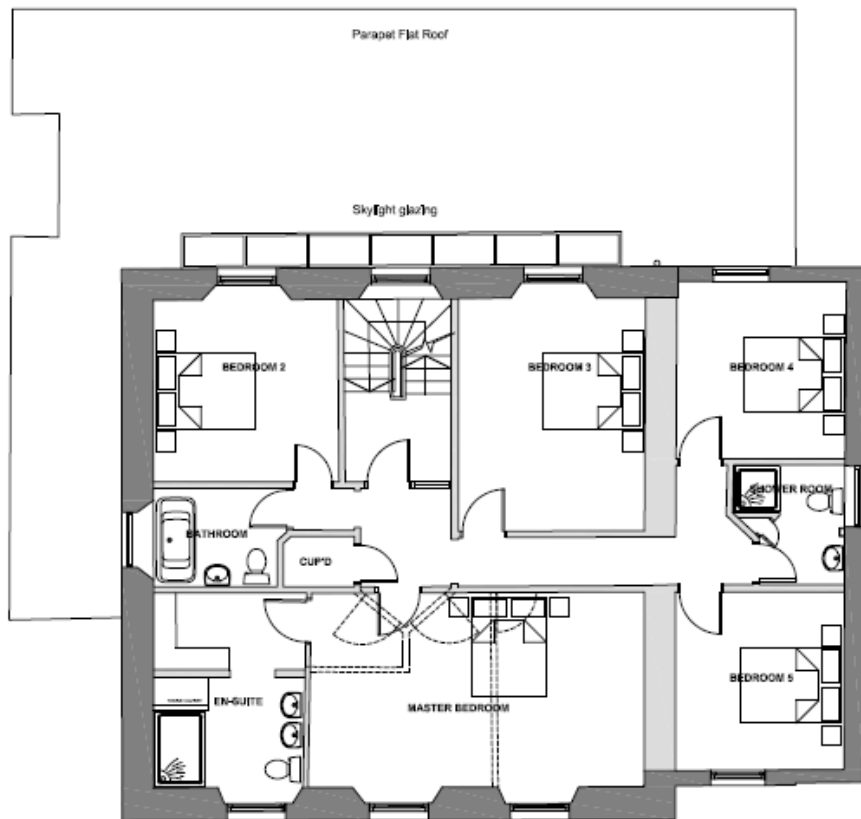


PROPOSED NORTH WEST ELEVATION

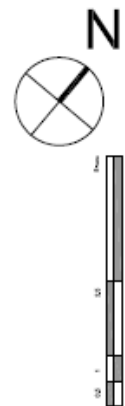
Proposed ground floor and basement plan



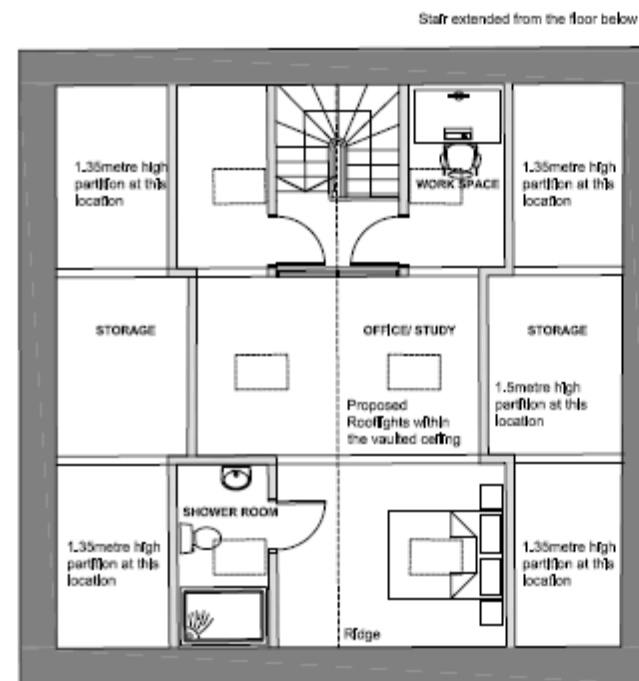
PROPOSED BASEMENT FLOOR LAYOUT PLAN



PROPOSED FIRST FLOOR LAYOUT PLAN



Proposed first and second floor plan



PROPOSED SECOND FLOOR LAYOUT PLAN - SCALE 1:50

Exposed existing Queen Post Roof Truss

Vaulted Ceiling, finished under existing rafters

Exposed existing Queen Post Roof Truss



54 St. Leonards Road, Exeter, EX2 4LS



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Total area: approx. 321.7 sq. metres (3462.6 sq. feet)

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