



East of 
ESTATE AGENTS

Birchy Barton Hill
Exeter £580,000

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This beautifully extended 1930s semi-detached family home offers a harmonious blend of original character and modern living. Nestled in an elevated position, the property boasts expansive south-facing views from all rear windows, capturing the scenic landscape over Heavitree and up towards Holden Hill. With a generous open-plan living space, four bedrooms, a sleek contemporary kitchen, and thoughtfully designed outdoor areas, this home is a superb example of traditional charm enhanced by modern conveniences. Its inviting layout, complemented by plentiful natural light and well-considered design, makes it a standout property in a desirable location.

1930s' Semi-Detached | Recently Extended | Four Bedrooms | Spacious Open Plan Lounge Diner | Large Modern Kitchen | Utility Room & Cloakroom | South Facing Garden | Rear Parking | Fantastic Panoramic Views | Family Bathroom

LOCATION

Situated in an elevated position, this home benefits from a peaceful setting while still being conveniently connected. The property enjoys easy access to main trunk roads, allowing for straightforward travel into Heavitree and Exeter city centre. Its commanding position offers not only privacy but also breathtaking views over the surrounding landscape, making it a desirable location for those seeking a blend of tranquillity and accessibility.

DESCRIPTION

Stepping into this 1930s semi-detached home, you'll immediately feel the warmth and character that has been preserved, alongside modern enhancements from a recent extension. The welcoming hallway greets you from both the front and rear of the house, offering convenient access.



The spacious open planned sitting and dining room, with its characterful fireplace and wood-burning stove, creates a cosy yet open living area. A large box bay window in the sitting room frames stunning views out to the rear garden and beyond.

The new extension has brought a sleek, grey shaker-style kitchen with ample space for dining, perfect for modern family life. Off the kitchen is a utility room, offering additional storage and practicality. The ground floor also benefits from a convenient cloakroom and an array of storage cupboards.

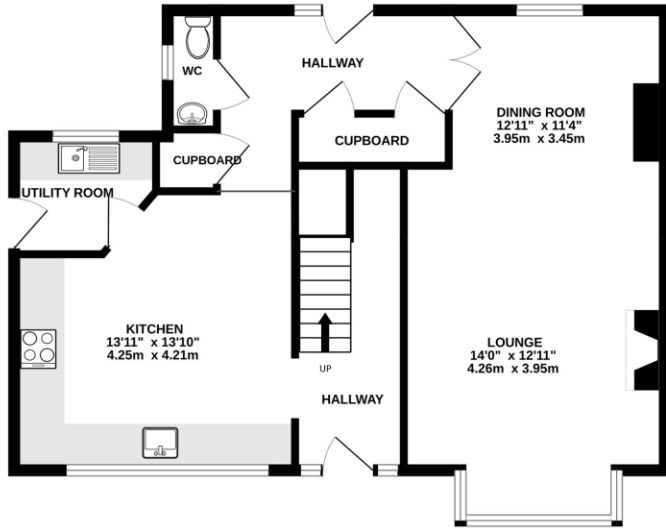
Upstairs, four well-appointed bedrooms provide plenty of accommodation. The master suite, part of the extension, includes a large ensuite shower room and an additional cot room/potential walk-in wardrobe. The main family bathroom includes a bath with a shower overhead, adding further versatility to this thoughtfully arranged home.

GARDEN AND GROUNDS

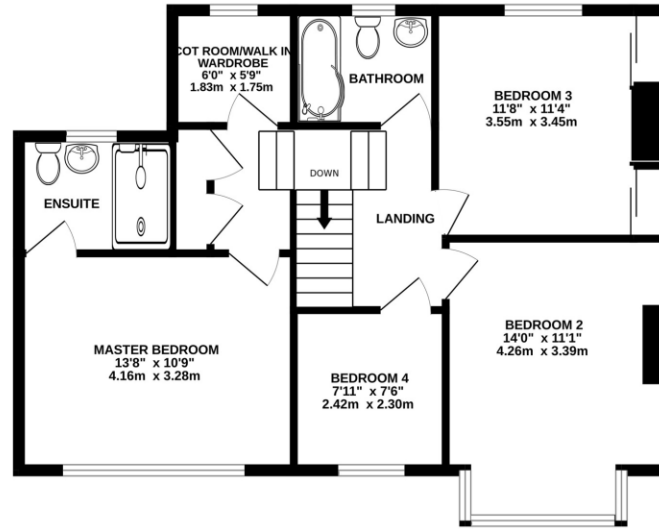
The property is approached via from the top of Birchy Barton Hill with ample off-road parking, with gates providing the option for added privacy. Steps lead down through the front garden, featuring a central lawn and vibrant planted borders, creating an inviting entrance. To the rear, the south-facing garden enjoys panoramic views over Heavitree and towards Holden Hill. A wooden deck, extending from the house, offers a lovely space to enjoy the views, with steps leading down to a second patio seating area, perfect for outdoor dining. The lower garden is tiered and laid to lawn, providing both charm and functionality.



GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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