

ATHELSTAN HOUSE

38 BARNFIELD ROAD • ST LEONARDS • EXETER • DEVON



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City Centre 0.2 mile • Exeter St David's 1.5 miles • M5 (Junction 27) 3 miles
(All distances approximate)

*A fine Victorian townhouse of considerable character and charm,
in a convenient location close to the city centre.*

Accommodation and amenities

Main House: Reception hall with cloakroom • Drawing room • Dining room
Kitchen • Breakfast room • Utility room

Master bedroom suite • Guest bedroom suite • 3 further bedrooms • Family bathroom

Ground floor self-contained annexe: Kitchen • Sitting room • Bedroom • Bathroom • Separate cloakroom

Coach House: Large studio • Workshop and 2nd floor storage rooms with potential to create detached
annexe or office/studio

Two garages and off-road parking for several cars

Large private gardens with hidden valley • Orchard • Summer house • Croquet lawn



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.





Situation

Athelstan House is situated on the corner of Barnfield Road and Denmark Road within Exeter's most sought-after residential district, St Leonards, which is a conservation area. The property is conveniently located within easy walking distance of all facilities whilst also enjoying a great deal of privacy and space.



St Leonards has a parade of independent and boutique shops along Magdalen Road including a butcher, fishmonger and bakery. A Waitrose supermarket is within walking distance, whilst the city centre, Cathedral Yard, John Lewis and Princesshay shopping centre with their many shops and restaurants are also close at hand.



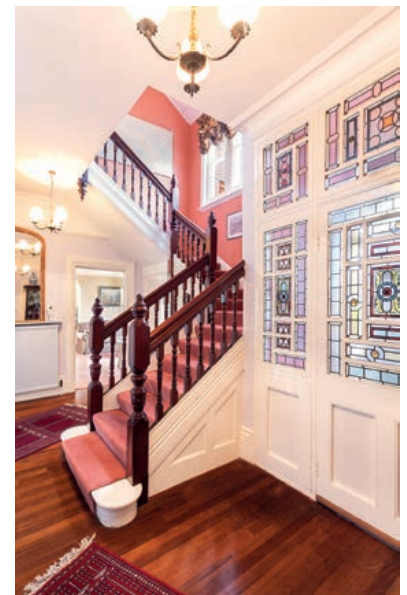
There is a variety of excellent state and private schools in Exeter at both primary and secondary level including; Exeter School, The Maynard and the Cathedral School, all within walking distance. There is also Blundell's at Tiverton which offers a daily bus service from Exeter.



Exeter's historic quay and the River Exe are a short walk or bike ride from Athelstan House. While Exeter is well placed to enjoy the surrounding countryside with Dartmoor and many miles of fantastic coastline being within easy reach.



The M5 motorway, providing links to London and the midlands and Exeter International Airport, with its ever increasing number of flights to UK and international destinations, are to the East of the city. There are two mainline railway stations; Exeter St David's offers regular services to London Paddington in just over 2 hours.





Description of property

Athelstan House dates from 1896. It is not listed, but it has many Victorian embellishments both externally such as Dutch gables and detailed brickwork and internally there are original fireplaces, a stained glass porch, picture rails, deep skirtings and decorative mouldings.

The house has a detailed history, originally being built for a doctor who practised from the property. The gardens lie on the side of a hidden valley where it is understood that King Athelstan built defences from Danish invaders in 928 AD.

The property provides spacious accommodation, of

over 3700 sq. ft. arranged over two floors and including a self-contained annexe. The ground floor comprises a reception hall with cloakroom, two fine reception rooms, a kitchen and breakfast room and utility room. The annexe has its own separate entrance, a sitting room, bedroom, kitchen, bathroom and separate cloakroom. If necessary, the annexe could easily be re-incorporated into the main house.

On the first floor there is a landing with family bathroom, two ensuite bedrooms and three further bedrooms. There is a large attic with window.

To the side of the house there is a mews style courtyard with off-road parking space for several cars. A former Coach House provides two garages and a large studio.

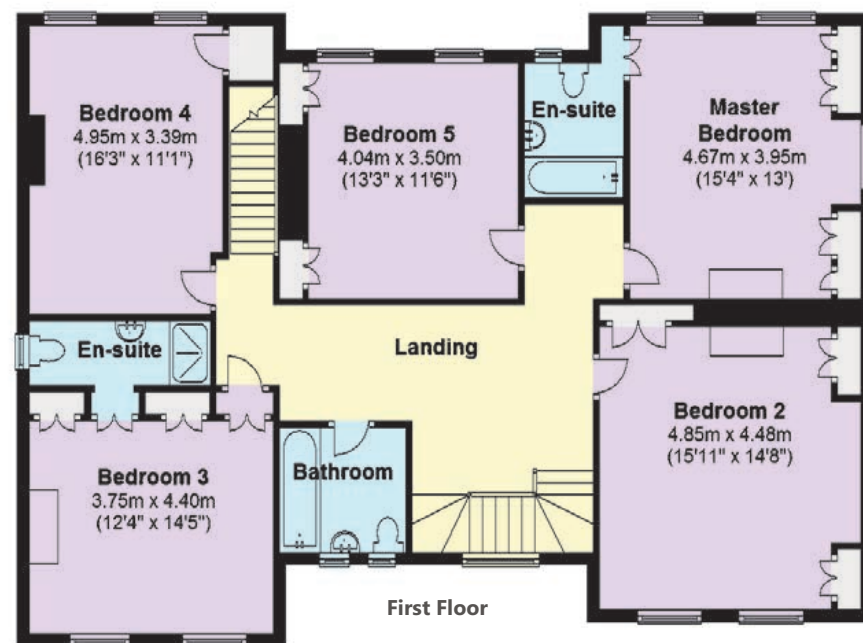
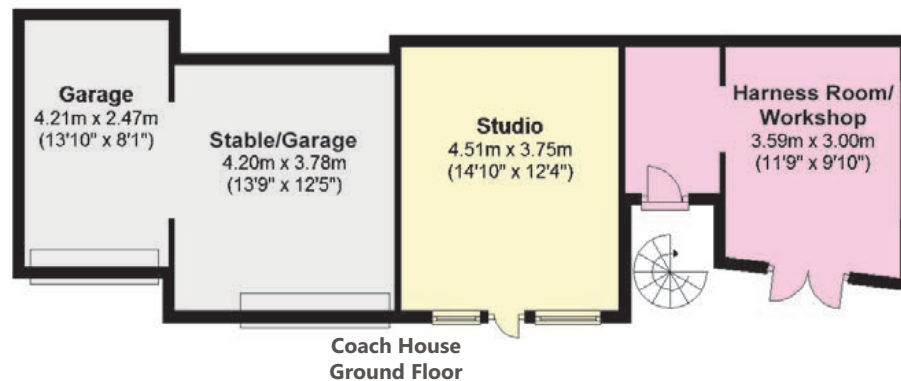
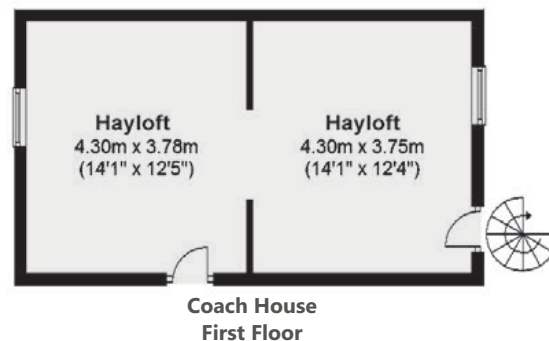
Above, the hay loft gives copious storage space. There is a workshop overlooking the orchard. These buildings could be converted to provide additional accommodation, subject to the necessary consents.

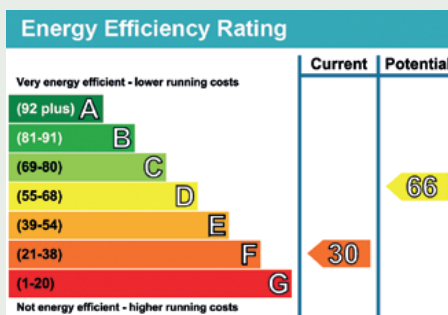
The well established gardens are a particular feature of the property, offering space and privacy and are filled with a range of mature trees and borders, terraces, lawns and a croquet lawn.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

ATHELSTAN HOUSE **Approximate Gross Internal Floor Area** 3716.2 sq ft / 345.2 sq m (Excludes the Coach House)

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Brochure produced: June 2014

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Services

Mains electricity, water and drainage. Gas-fired central heating.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Tenure

Freehold

Local Authority

Exeter City Council

www.exeter.gov.uk

Tel: 01392 277888

Council Tax

Band G

Post code

EX1 1RZ

Directions

From Southernhay, proceed down Barnfield Road and turn right onto the Western Way. Take the first left onto Magdalen Road and proceed uphill, turning left again onto Denmark Road. Continue straight on and Athelstan House will be found on the left, on the corner of Denmark Road and Barnfield Road.

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

