



Belmont House, 1 Baring Crescent, Exeter, Devon

Belmont House

1 Baring Crescent, Exeter, Devon EX1 1TL

An elegant Grade II listed Regency Georgian Villa, on this historic St Leonards crescent overlooking private gardens. The crescent enjoys great privacy whilst being within easy reach of the city centre.

Entrance hall - yoga room - library - lounge
Family room - cloakroom
Open plan kitchen/ dining/ living space
Study - utility room - cloakroom - gym
Principal bedroom with en suite shower room
Four further bedrooms
Family bathroom - shower room
Private gardens - gated driveway
Exclusive private crescent gardens

The property

Set within a private road in an historic crescent of twelve villas built in 1820, Belmont House is a beautiful Regency Georgian villa. The restoration works have been finished to an exceptionally high standard, preserving all the period features. There are marble fireplaces, original cornices, sweeping curved staircases and beautifully proportioned windows and high ceilings.

The grand portico entrance leads in to the first floor entrance hall with sweeping staircase and doors to the yoga room, library and two beautiful south facing lounges. Stairs lead down to the kitchen / dining / living room which has direct access out onto the front garden via three double doors. The kitchen has a good range of units in a white gloss with solid oak worktops, with inset ceramic sink, stainless steel 6 hob unit and oven, and integrated dishwasher. The open plan dining / living space is of great proportion and is perfect for every day family life and entertaining. There is also an office, utility / laundry room, cloakroom, and gym on

the ground floor. The top floor comprises five generous bedrooms, the principal enjoying an en suite shower room, far reaching views to the front aspect as far as the Haldon Hills and floor to ceiling built in wardrobes. There is also a family bathroom and a further shower room.

Outside

Belmont House has a lovely private garden by the front entrance with specimen trees, planters, and a lawned area enclosed by a border of yews. The south facing gardens at the front feature a brick patio, a small pond enclosed by agapanthus and grasses, cyprus and olive trees, and gated parking for two cars. There is additional parking for two cars in the private road to the front. The property also enjoys shared usage of Baring Crescent's private gardens which is a delightful tranquil space unique in central Exeter. The gardens have borders of shrubs and specimen trees with central lawns, wild flower beds and hidden pathways.

Location

Baring Crescent is one of the most sought-after roads in St Leonards, Exeter's most popular residential location. Nearby Magdalen Road has independent shops, cafes and bakeries. Waitrose is very close and the city centre, John Lewis and Princesshay shopping centre are less than a mile away. Exeter is the most thriving city in the south west and offers a wide choice of cultural resources. There are a variety of excellent schools including St Leonards primary (Ofsted Outstanding), Exeter School, Exeter college, the Maynard school, and the cathedral school, whilst Exeter University is recognised as one of the best in the country.

The M5 motorway provides links to Bristol and London, the A38 to Plymouth and the A30 to Cornwall. Exeter St Davids offers regular train services to London Paddington in just over two hours and Exeter Airport offers domestic and international flights.















Floorplans
Belmont House, Baring Crescent, Exeter
Internal area 3,235 sq ft (301 sq m)
For identification purposes only.

Directions

The postcode EX1 1TL via GPS
From the city centre drive up Heavitree road and with Waitrose on your left, turn right into Baring Crescent. The property is the third on the left opposite the gardens.

General

Services: All mains. Gas central heating.

Local Authority: Exeter City Council.

Service Charges: £350 per year for maintenance and insurance of the Baring Crescent communal garden.

Tenure: Freehold

Council Tax: Band G.

EPC: TBC

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Guide Price: £1,650,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

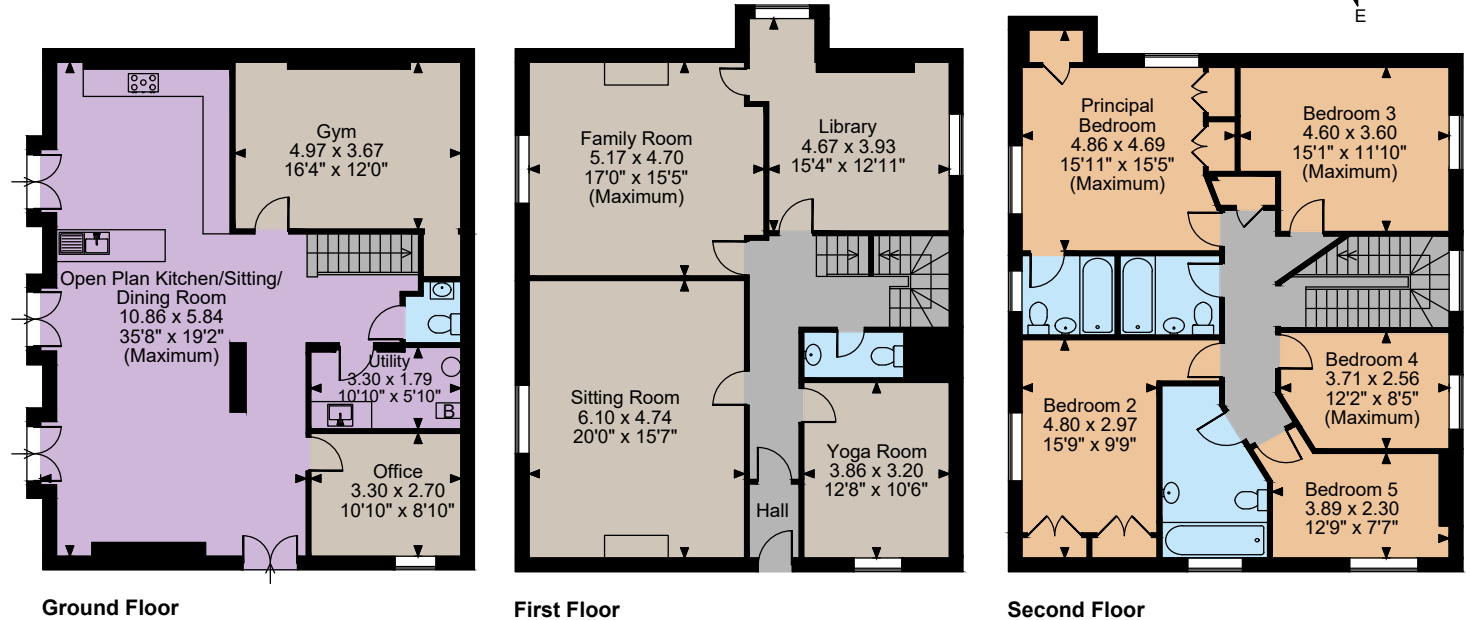
01392 215631

exeter@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 50 offices across England and Scotland,
including Prime Central London



The position & size of doors, windows, appliances and other features are approximate only.
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8661648/SS

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2018 and July 2019. Particulars prepared August 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited