



Belmont House, 1 Baring Crescent, Exeter, Devon



# Belmont House

## 1 Baring Crescent, Exeter, Devon EX1 1TL

An elegant Grade II listed Regency 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 on a private road in an historic crescent of twelve villas built in 1820, Belmont House is a beautiful Regency villa. After restoration, the property is now presented 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 is accessed via automated gates with stainless steel and opaque glass, leading to the driveway which has space for two cars. There is additional parking for two cars in the private road to the front. The 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, cypress and olive trees. 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 Exeter 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 Rating:** C

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

**Guide Price:** £1,650,000

## Exeter

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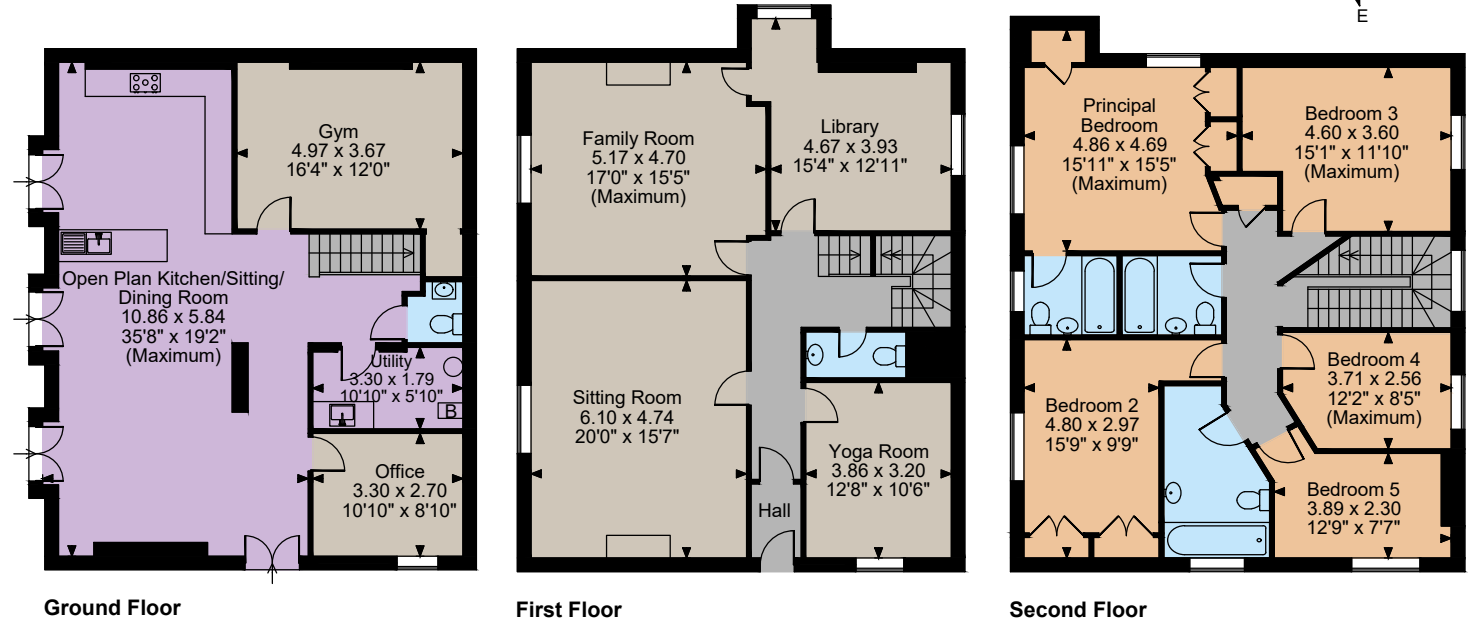
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