



9 Bartholomew Terrace

Exeter

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A well-presented Georgian town house with spacious and elegant accommodation, situated in the heart of Exeter

A Grade II Listed town house offering four bedrooms and over 2,800 sq ft of stylishly-appointed and light-filled accommodation. Inside, character details are combined with modern fittings and décor, while outside there is a walled courtyard garden with a garden room and store. The property is positioned on a desirable road within central Exeter, less than a mile to Exeter's mainline stations.



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS + W/C



ON-STREET PARKING + CELLAR



GARDEN ROOM + STORES



FREEHOLD



CITY



2,875 SQ FT



GUIDE PRICE £735,000



The property

Dating from the early 19th Century, 9 Bartholomew Terrace features a wealth of character details throughout including large sash windows, an arched entrance with fanlight and original fireplaces. The property combines traditional façade with contemporary interior styling, offering over 2,800 square feet of generously proportioned accommodation arranged across four floors.

The ground floor accommodation flows from the welcoming entrance hall which leads to a sitting room at the front of the property, featuring an original fireplace fitted with a woodburning stove. To the rear, the kitchen/dining room is fitted with sleek, modern, two-toned units and stonework surfaces. There is plenty of space for family dining, with a door opening to the courtyard garden, ideal for al-fresco dining and entertaining. Adjoining the kitchen is a useful utility/laundry room with its own external access to the garden. A downstairs w/c completes this level, while stairs lead to a spacious cellar which provides ample space for home storage.

On the first floor, the large drawing room spans the front of the house, benefitting from an abundance of natural light with elevated views across the city and countryside beyond. There is also a double bedroom and family bathroom with walk-in shower unit. The principal bedroom occupies the top floor and includes a dressing area and en suite bathroom, set apart from the rest of the house. There are two further bedrooms on this level, one of which has an en suite shower room and the other which could serve as a study.

Outside

The courtyard garden to the rear is arranged around a paved terrace with raised brick beds, planted with a mix of shrubs, grasses and specimen trees, while climbing plants adorn the walled surrounds. A garden room with an adjoining store sits to one side, with glazed doors opening directly onto the terrace, ideal for year-round use. There is direct access from the rear garden out onto Bartholomew Terrace, which also allows for a useful storage area. There is parking in the adjacent car park, with an annual permit available.



Location

The property is situated on Bartholomew Terrace in the heart of Exeter, within a mile of the city centre, both of its mainline stations and the Cathedral. Exeter is the most thriving city in the southwest, offering a wide choice of cultural activities with two theatres, a museum, arts centre and a wealth of decent high street and independent shopping and restaurants, plus a choice of supermarkets including a Waitrose. The historic Quayside is a short stroll away, with an abundance of cafés, bars, pubs and music venues. Many schools can be found in Exeter, including Exeter School and The Maynard, both just over a mile away from the property. Exeter University, recognised as one of the best in the country, is also within easy reach. There are excellent walking and cycling routes nearby, including the popular 22-mile Exe Estuary trail. The idyllic Dartmoor National Park and the striking East Devon coast are both within around 10 miles of Exeter. The area is well-connected by road, with the A30, A38 and M5 easily accessible. There are regular rail services to London Paddington from Exeter taking just over two hours.

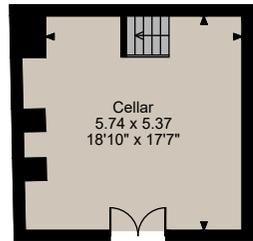
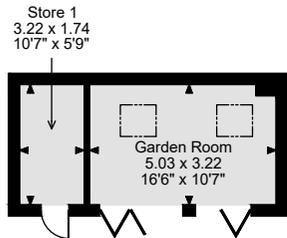
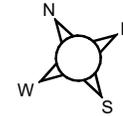
Distances

- Exeter Central Station 0.4 miles
- Exeter City Centre 0.6 miles
- Exeter Quayside 0.6 miles
- Exeter St. David's Station 0.8 miles
- Exeter University 1.4 miles
- M5 (Jct 31) 3.5 miles
- Exeter Airport 6.0 miles
- Exe Estuary 4.2 miles
- Dartmoor National Park 8.6 miles
- Jurassic Coast 10.4 miles

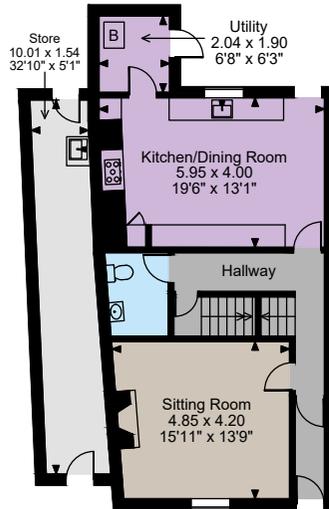
Nearby Schools

- St. David's CofE Primary School
- St. Leonards CofE Primary School
- St. Thomas Primary School
- Exeter School
- The Maynard School
- St. Wilfrid's School
- Exeter College

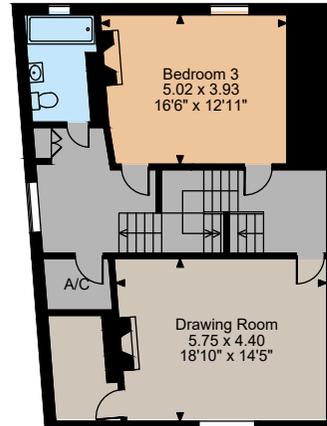




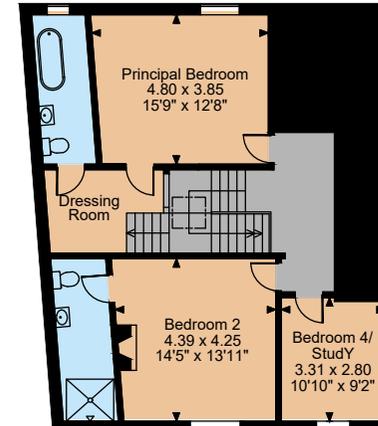
Cellar



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,875 sq ft (267 sq m)
 Store internal area 174 sq ft (16 sq m)
 Total internal area 3,049 sq ft (283 sq m)
 For identification purposes only.

Directions

EX4 3BW
 what3words: ///rugs.moon.fakes

General

Local Authority: Exeter City Council
 Services: Mains electricity, gas, water and drainage.
 Council Tax: Band F
 EPC Rating: D

Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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

Exeter

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Over 50 offices across England and Scotland,
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