



# Rollestone House

Pennsylvania Road, Exeter, Devon

## A well-presented and spacious four-bedroom house, situated in a sought-after position on the edge of Exeter

Rollestone House is an attractive 1930's double fronted, detached house set in a highly desirable position on the outskirts of Exeter. The property offers light-filled and spacious accommodation with a detached double garage and adjoining annexe. The property enjoys a generous garden and benefits from far-reaching, elevated views over the city, Exe Estuary and sea.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE & ANNEXE**



**GARDEN**



**FREEHOLD**



**TOWN**



**2,455 SQ FT**



**GUIDE PRICE  
£1,000,000**



### The property

The ground floor opens into a bright and welcoming hallway with exposed wood flooring. On either side of the hallway are the main reception rooms, comprising a generous sitting room with windows to two aspects and a large open-plan kitchen/dining area with a triple-aspect flooding the room with natural light. The kitchen is finished in a classic cream design and equipped with quartz worktops and a full range of integrated appliances. To the rear of the house there's also a useful study, a cloakroom, a rear lobby and a separate utility room.

The first floor provides four well-proportioned double bedrooms alongside a family bathroom featuring a walk-in shower and a freestanding roll-top bath. The spacious landing leads to a substantial loft space and has doors that open onto a balcony, maximising the far-reaching views.

### Outside

The property is approached through a gated driveway that provides ample parking space for multiple vehicles and access to the detached double garage. Adjoining the garage is a one-bedroom annexe with an en suite providing versatile accommodation options.

Rollestone House enjoys a generous plot with a wrap-around garden that backs onto open fields. Far reaching views over the surrounding countryside towards the Exe Estuary and over the city can be enjoyed from most of the garden.



## Location

The property is in a desirable position in the north of Exeter, just a mile from the city centre and within easy reach of The Duryard Nature Reserve and Exeter University Campus. All the city centre's amenities are easily accessible, while large supermarkets and local amenities are just a short distance away. Exeter is the most thriving city in the Southwest and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including John Lewis and Waitrose. Many well-regarded primary and secondary schools can be found in Exeter including Exeter School and The Maynard whilst Exeter University is recognised as one of the best in the country. The city centre has four stations, with connections to London Paddington taking just over two hours. The city also provides excellent road connections, including the M5, A30 and A38, all within easy reach. Exeter Airport provides an ever-increasing number of domestic and international flights.

## Distances

- Exeter Central Station (1.8 miles)
- Exeter St. Davids mainline station 2.1 miles
- Exeter Airport 6.6 miles

## Nearby Schools

- St Leonard's CofE Primary School
- Exeter Cathedral School
- The Maynard School
- Exeter School
- St Wilfrid's School
- St Peter's CofE Secondary School
- Exeter College (Ofsted rated outstanding)





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

House internal area 2,233 sq ft (207 sq m)  
Garage internal area 398 sq ft (37 sqm)  
Annexe internal area 222 sq ft (21 sq m)  
Total internal area 2,853 sq ft (265 sq m)  
For identification purposes only.

## Directions

EX4 5BJ

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## General

**Local Authority:** Exeter City Council

**Services:** Mains electricity, gas and water. Private drainage which we understand is compliant with current regulations.

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

**Council Tax:** Band E

**EPC Rating:** D

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

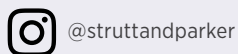
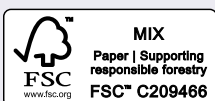
## Exeter

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