



6 The Quadrant
St Leonards | Exeter | Devon | EX2 4LE

6 THE QUADRANT



An elegant Grade II Listed Georgian town house in the heart of St Leonards, offering spacious accommodation over five storeys with multi-generational potential. The property has immense character and charm, retaining many original features. There is also a delightful SW facing walled rear garden.



KEY FEATURES

A wooden front door opens into the entrance vestibule, which leads into the main hallway, revealing high ceilings, spacious rooms, period detailing, wooden flooring and a glimpse of the garden through the partially glazed door at the end of the hallway.

There is also a large and useful storage cupboard and a separate cloakroom. At the end of the hallway the partially glazed door opens onto steps which lead down to the beautiful walled garden. There is also access to the garden from the lower ground floor.

Heading into the kitchen, the Aga adds warmth and a cosy feel to this impressive room, which has ample space for a large dining table and chairs. The sash window to the front has wood panelled surrounds and a seating area. There are a range of shaker style units and cupboards, work surfaces and a built-in oven, hob and dishwasher.

The sitting room faces the rear and is a grand reception room with two large windows overlooking the garden with views beyond. This room also has a decorative ceiling rose, cornicing, wooden flooring and a feature fireplace.

At the end of the hallway, the staircase leads to the upper three floors and also descends to the lower ground floor where the accommodation could easily serve as a self-contained apartment or offer multi-generational independent living.





SELLER INSIGHT

“The location was a big part of the appeal for us initially as we’re right bang in the centre of Exeter and close to all of the amenities we require, yet we also have beautiful views of the countryside, so it really is the best of both worlds here,” say the owners.

“We have a good choice of some excellent schools in the area and we’re close to the renowned Magdalen Road that has fabulous shops, restaurants, and local businesses, such as a greengrocer and butcher. It’s just a short distance to the river where we’ve enjoyed many walks with our family and dogs over the years.”

“The walled garden was a big attraction for me as I’m a keen gardener and enjoy spending time outside. The beautiful magnolia tree was in full bloom when we first came to look around and I think it was one of the reasons why we decided to buy the house! The garden is fully enclosed and is unbelievably quiet, so it’s perfect for relaxing and entertaining. We’ve enjoyed many BBQs with friends and family here on the sunny patio and it’s our own peaceful oasis in the middle of the city.”

“We’ve lived here for fifteen years and it’s been a lovely family home for us. There’s plenty of space to be together and places to retreat to when in need of some quiet time. It’s perfect for entertaining and guests gravitate to the welcoming warmth of the AGA in the kitchen where we have seated up to 25 guests for Christmas dinner. It’s easy for our visitors to stay over as we have a guest suite on the top floor, along with the self-contained flat downstairs.”

“The property is over 200 years old and is packed full of original features, including the staircase, fireplaces, and cornicing. The arched windows let in so much light, so it always feels bright and airy. In the winter months, we will no doubt be found in the sitting room in front of the open fireplace. It’s warm and cosy and has wonderful views of the Haldon Hills. In summer though, the garden reception room is the place to be as we open the French doors to the patio to create the perfect indoor / outdoor space.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









As you head to the first floor, a beautiful arched feature window overlooks the surrounding area of St Leonards. Located on this floor is the family bathroom with two large built-in storage cupboards and a white suite. There are also three large double bedrooms, two of which have fireplaces and one with an interconnecting door to the shared family bathroom.

On the second floor, the master bedroom has a feature fireplace and built-in furniture including a charming window seat which overlooks the front of the property. There is another double bedroom, currently arranged as a study, with a feature fireplace and fabulous views over St Leonards Church towards the distant Haldon Hills. A well fitted bathroom completes the accommodation on this floor and has a white suite and a feature circular window.

On the top floor a spacious double bedroom and single bedroom with storage cupboards have the use of a separate shower room.

The lower ground floor accommodation has a charming reception room with French doors opening onto the sun terrace, providing indoor/outdoor living when the sun shines. There is an impressive marble fireplace and parquet flooring. The ground floor is serviced by a kitchen with cupboard units, a cooker point and space for fridge/freezer and sink, and a large bathroom with a white suite and a useful storage cupboard at the far end. The double bedroom has a beautiful arched window and two large storage cupboards with additional built-in storage. A wooden door opens out onto the front courtyard with arched storage recesses.

A door leads from the lower hall to the rear gardens.



















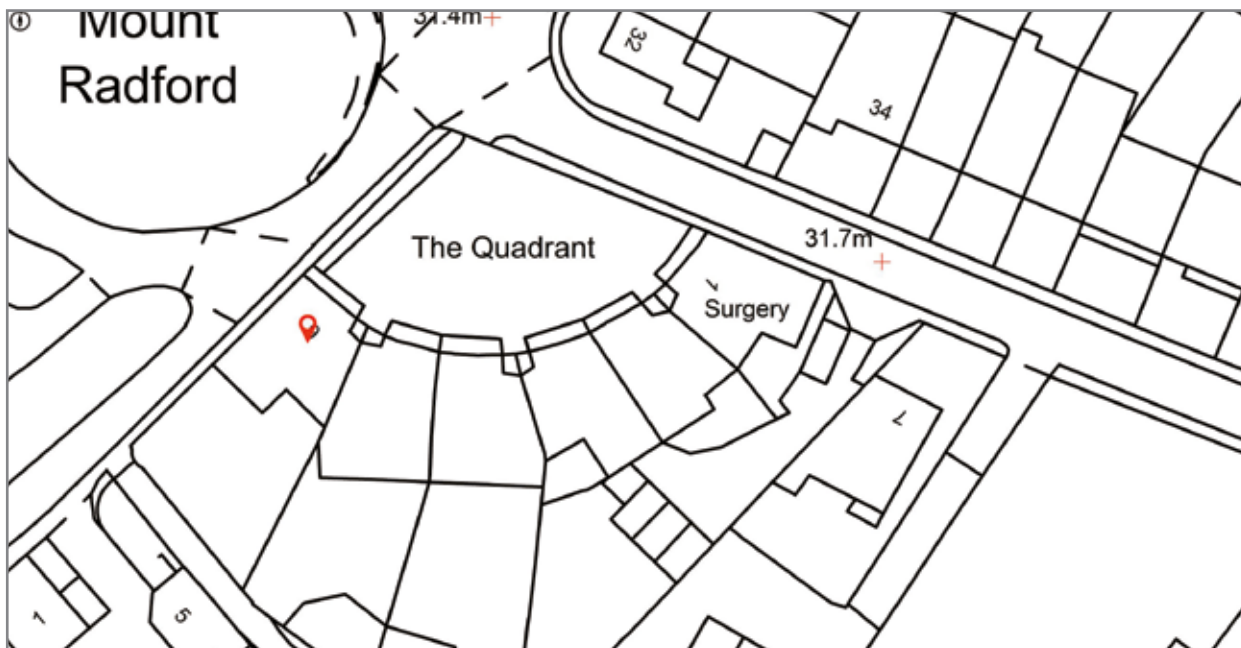


Outside

The front of the property has a private parking space and there is also allocated visitor parking.

At the rear, a delightful garden enjoys a South Westerly aspect with walls that wrap around a beautiful lawn and magnificent magnolia tree for added privacy. There is also a secluded sun terrace with access to the reception room. At the far end of the garden are steps which lead up to the ground floor hall and there is a wooden gate providing rear access. The gardens offer a sense of peace and a feeling of space which belie the convenient city centre location.





INFORMATION

Area

The property is situated in the heart of the desirable St Leonards area of the city and has excellent access to the city centre, nearby Quayside, Magdalen Road 'Village' shops and RD&E Hospital.

The Cathedral city of Exeter offers vibrant city living and is a fantastic base to explore the many nearby beaches, leisure and recreational facilities, and Dartmoor and Exmoor National Parks.

There are excellent nearby state and private schools alongside Exeter College and Exeter University. Exeter St Davids Rail station has regular services to London Paddington and Waterloo and Exeter International Airport flies to many national and international locations.

Services

Mains gas, electricity, water and drainage.

Council Tax Band G

Tenure Freehold

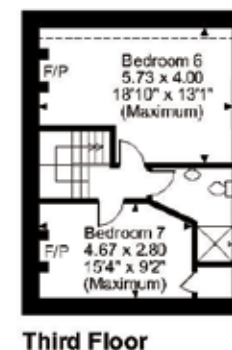
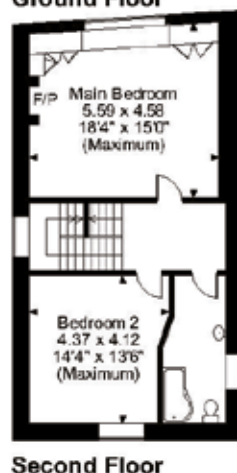
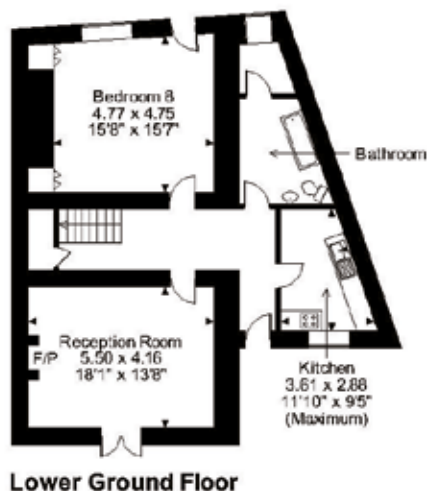
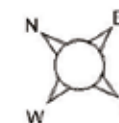
Local Authority

Exeter City Council

Guide price £1,250,000



The Quadrant St Leonards, Exeter, Devon
Approximate Gross Internal Area
4330 Sq Ft/402 Sq M



EPC EXEMPT

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

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