



3 Cowley Place
Cowley, Exeter

A charming three-bedroom apartment in a Grade II listed Georgian country house, set in about 11 acres of grounds

An elegant first-floor apartment with beautifully appointed accommodation, set within a fine 18th-century house featuring impressive white-rendered elevations and tall sash windows. Inside, the apartment offers high ceilings, cornicing and stylish, understated interiors, with views across the expansive and picturesque communal grounds.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



OUTSIDE PARKING + GARAGE



11 ACRES



LEASEHOLD EXPIRES 24/06/2995



VILLAGE



1,305 SQ FT



£375,000



The property

This handsome apartment is located on the first floor of the magnificent Grade II Listed Cowley Place, set in beautiful rolling grounds two miles north of Exeter city centre. Originally built as a private residence in the 18th century, it became the regional headquarters for a national bank and the building was later extended. The entire property was divided into 14 apartments in the 1990's, some remaining in the original house and preserving their history and character features. Number 3 being one of those. The current owners have made vast improvements to the apartment with the help of renowned interior designer, Jeffrey Noble. The country house's exterior is due to be repainted within the next 2 years.

The accommodation flows from a splendid, welcoming entrance with useful built-in storage. It leads to a spacious sitting room featuring a cast-iron fireplace with marble surround, a bespoke wooden bookcase and a tall bay window that offers views across the well-kept grounds, with ample space for both seating and dining. The well-equipped Ralph Winter kitchen

with Karndean flooring has shaker-style units and fitted Neff appliances, including an induction hob, combi microwave and warming drawer. It also has built-in banquette seating. A second reception room provides a quiet space for study or relaxation and could serve as a third bedroom if required. The two bedrooms are both well-presented doubles, including the principal bedroom, which has a dual aspect and an en suite shower room. The hallway leads to a further shower room, both with Karndean flooring. The apartment has been completely rewired, decorated and recarpeted throughout, creating an elegant and contemporary space.

Outside

The communal gardens and grounds at Cowley Place are available exclusively for the private use of its residents. The grounds are mainly made up of well-maintained rolling parkland and wooded areas, with the River Creedy flowing along the boundary and merging with the Exe before it continues beyond Cowley Place to Exeter.



Outside

Lawned gardens run down to the river and paths meander through the land creating some wonderful walks. There are several mature trees within the gardens, which extend to over 11 acres and 550 yards of fishing rights on both the Exe and the Creedy. In addition to the gardens there is an indoor swimming pool, a wine cellar, a games room and a tennis court, all for the use of the residents. There is an allocated parking space in the resident carpark, as well as a single garage for further parking or storage.

Location

The village of Cowley, just north of Exeter and on the edge of the beautiful Devon countryside, has a local pub, while further amenities can be found in the nearby village of Newton St. Cyres, including a local shop and a primary school. Exeter is also easily accessible, with the city centre just two miles away providing an excellent choice of shops, leisure and cultural facilities. Exeter St. David's mainline station is just a mile and a half away, providing regular services to London, while the M5 is just over 5 miles away.

Nearby Stations

- Exeter St. Davids
- Exeter Central
- Exeter St. Thomas
- St. James Park
- Newton St. Cyres
- Crediton

Key Locations

- Exeter (cathedral city)
- University of Exeter
- Dartmoor National Park

Nearby Schools

- Thomas Hall School
- Exwick Heights Primary School
- Exeter College
- St Wilfrid's School
- St David's CofE Primary School
- Exeter Cathedral School
- Maynards School





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

House internal area 1,305 sq ft (121 sq m)
For identification purposes only.

Directions

Post Code EX5 5DG

///what3words: commander.status.fruity - brings you to the driveway

General

Local Authority: East Devon District Council

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

Service Charge: £1,100 per quarter

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

Council Tax: Band F

EPC Rating: D

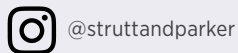
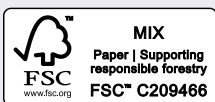
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether

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