



54 St. Davids Hill

Exeter, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully presented Grade II listed townhouse offering substantial accommodation and a beautiful walled garden

A Victorian townhouse providing just over 2,850 sq ft of immaculate accommodation, set in a highly desirable position less than half a mile from Exeter city centre. The property is currently a renowned boutique bed and breakfast and offers 10 bedrooms across 3 beautifully appointed levels, providing the potential for continued commercial use or for development into a stunning family home with planning permission granted.



2 RECEPTION ROOMS



10 BEDROOMS



10 BATHROOMS



STORE & SUMMER HOUSE



WALLED GARDEN



FREEHOLD



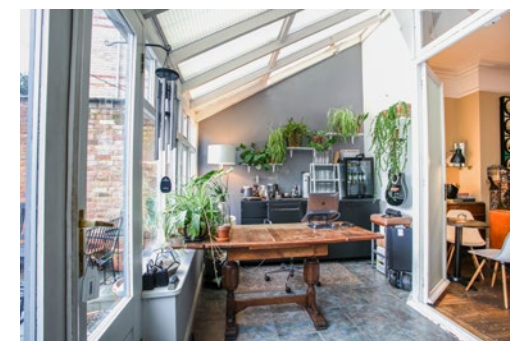
TOWN



2,857 SQ FT



**GUIDE PRICE
£900,000**



The property

54 St. David's Hill is a stylish property set in a handsome Grade II listed house featuring 10 bedrooms and 10 bathrooms, nine of which are en suite. The property is currently run as a bed and breakfast, with change of use planning permission granted as a residence. The spacious ground floor provides two reception rooms, including a welcoming sitting room which features a high ceiling, cornicing, exposed wooden floorboards and cast-iron fireplace as well as space for a dining area. Double doors lead from the sitting room to the conservatory, which is currently used as an office with French doors that open onto the rear walled garden. At the rear of the ground floor, the kitchen is well-equipped with fitted storage units, stainless steel food prep stations and integrated oven, induction hob and extractor hood, as well as a commercial salamander grill. Further storage is available in the cellar along with space for household appliances. There are three well-appointed bedrooms on the ground floor all benefiting from en suite facilities with one of the front bedrooms also featuring a large bay window providing a wealth of natural light. The first

floor provides a further four double bedrooms, each of which is fitted with an en suite shower room and feature attractive original open fireplaces. The second floor offers two additional bedrooms with en suite shower rooms, plus one additional bedroom with its own washbasin and access to a family bathroom on the second-floor landing. All the first and second-floor bedrooms are finished and decorated to a beautiful standard and benefit from large sash windows welcoming plenty of natural light.

The change of use planning permission from guesthouse to dwellinghouse is granted and can be found under ref: 24/1118/FUL. It can be enacted in the next 3 years (or not if the buyer wants to continue as a business). In terms of changes one may wish to make to the proposed layout the council have said that minor variances (such as removing en suites etc.) are covered by this existing permission. They would just ask that a letter detailing changes be sent to them for their records. No additional fee would be required. Any potential buyer would therefore have the option to immediately convert to a home (and obtain a mortgage based on it being a residential property) or continue as a business if desired.



Outside

The house is situated on a highly regarded residential street beside the historic Grade I listed St. David's Church. There is parking along St. David's Hill in marked bays. At the front of the house, a gate opens onto the pathway leading to the front entrance, beneath its ornately arched porch. The front garden has gravel beds with various well-tended shrubs and hedgerows, while at the rear, the attractive walled garden offers a high degree of privacy with split-level patio and an area of lawn beyond. At the edges there are beds with a variety of shrubs and hedgerows, while at the end of the garden there is a storage shed and summer house.

Location

The house is situated in the popular Duryard and St. James area, one of the most sought-after areas of Exeter. Exeter city centre is easily accessible, with its excellent amenities, yet also within easy reach is the countryside surrounding the city including the green and leafy Duryard Valley Park. Exeter is the most thriving city in the South West 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. There is also a Waitrose supermarket in the city. The property is within easy reach of the walking and cycling routes along the River Exe which take you to the Exeter quayside and to the popular seaside towns of Dawlish and Exmouth beyond. The M5 motorway at Exeter provides links to the A38 to Plymouth or the A30 to Cornwall to the South and Bristol and London to the North and East. There are regular rail services to London Paddington from Exeter in just over two hours.



Distances

- Exeter city centre 0.3 miles
- Exeter St Davids Station (2 hours to London Paddington) 0.4 miles
- M5 6 mile
- Exeter Airport 6.2 miles

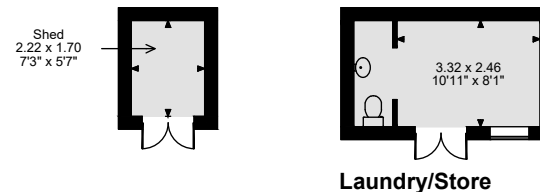
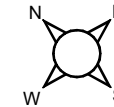
Key Locations

- Exeter quayside
- East Devon National Landscape
- Jurassic Coastline
- Dartmoor National Park
- Exmoor National Park

Nearby Schools

- Exeter Cathedral School
- St Leonard's Church of England Primary School
- St Wilfrid's School
- The Maynard School
- Exeter School
- West Exe School
- Exeter College (Ofsted outstanding)





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

House internal area 2,857 sq ft (265 sq m)
 Outbuildings internal area 155 sq ft (14 sq m)
 Total internal area 3,012 sq ft (280 sq m)
 For identification purposes only.

Directions

EX4 4DT
 ///what3words: secret.slick.robot - brings you to the front gate

General

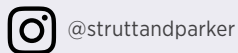
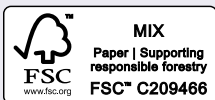
Local Authority: Exeter City Council
Services: Mains electricity, gas, water and drainage
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band A
EPC Rating: D
Planning Reference: 24/1118/FUL. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.
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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