



Larkbeare House

Exeter

A unique opportunity to acquire an imposing house set in over 5 acres of spectacular grounds with superb river frontage and parkland gardens.

Larkbears House, Topsham Road, Exeter, EX2 4NG

Exeter St. Davids station 1.5 miles (London Paddington 2 hours 14 minutes), M5 motorway (Jct.30) 3.3 miles, Exeter Airport 5.2 miles, Plymouth 45 miles

Features:

Heritage manor house with c19,000 sq ft of accommodation over 4 floors | Ancillary office and outbuildings
Wedding venue | Currently used as offices | Listed landscaped gardens & grounds approaching 5.4 acres (gardens designated Special Historic Interest) | River Exe frontage
Redevelopment potential (subject to planning consents)
EPC rating D

About 5.4 acres in all





The property

With its handsome architecture, Larkbeare House was built in 1862 and was originally the home of British Merchant, John Charles Bowring. In 1876 Bowring sold the house and it became lodgings for visiting circuit judges. In more recent years, the grandeur of this historic property has offered the perfect setting for civil marriage ceremonies, with its picturesque grounds being ideal for such events, as well as providing a well placed central Exeter venue for meetings, seminars and conferences.

The entrance hall is Tudor in style with Milton entrance hall floor tiles and a solid wood arched front door. The main building is constructed of Limestone from Berry Head with quoins of stone from Chudleigh, and Bath stone door and window dressings. The accommodation showcases much of the original layout including the elegant drawing room, formal dining room and billiard room on the ground floor. Five bedrooms with dressing areas occupy the first floor along with a library offering open views across the river to Haldon. The second floor of the house provides further accommodation, whilst a vast cellar offers excellent storage and provides a variety of different uses.

The present-day layout reflects alterations made to accommodate recent uses, with a myriad of rooms and associated facilities. Larkbeare's versatile accommodation provides endless potential, with scope for redevelopment to several uses (subject to planning permissions). Equally it provides Owner Occupiers with the opportunity to transform the space into a truly exceptional family home/residence.

Outside

The elegant gardens and grounds at Larkbeare House were originally designed for Mr Bowring by the Veitch Nurseries, who popularised plant collecting and cultivation of exotic plant species in British garden design. Much of this design has survived, with features including the original stone garden steps, terracing and walkways through majestic trees and shrubbery planting.

The grounds border the River Exe and feature a boatshed which benefits from open views across the River. The grounds are now included on the Register of Parks and Gardens of Special Historic Interest at Grade II Listing. The wall of Larkbeare House fronting the river is recorded by Historic England as Grade II listed being of scenic value.

Location

In a central and yet, secluded setting, Larkbeare House occupies a desirable position in the conservation area of St. Leonards, situated on the southern fringes of the city centre. Magdalen Road is close by with its independent local shops and amenities and Exeter Quayside is just moments away. There is ease of access to the waterfront with its rich and varied history, heritage and various leisure activities. Exeter is a thriving city with a wide choice of cultural activities with the Northcott and Barnfield theatres, the Royal Albert Memorial Museum and the Phoenix Arts centre. There are excellent retail opportunities and popular restaurants, including John Lewis, Waitrose and The Ivy. The area offers a wide range of state primary and secondary schooling including St. Leonard's C of E Primary School (rated Outstanding by Ofsted) together with a good selection of independent schools including Exeter School, The Maynard and Exeter Cathedral. The M5 motorway at Exeter provides links to the A38 to Plymouth or the A30 to Cornwall to the South and Bristol/ London to the North and East. There are regular rail services to London Paddington from Exeter in just over two hours. Exeter International Airport provides an ever-increasing number of domestic and international flights.





Directions

From Strutt & Parker's Exeter office, join Barnfield Road and turn right onto Western Way. Bear right to Magdalen Street and left onto Holloway Street, which joins Topsham Road, where the property is on the right.

What 3 words ///cubes.cross.line

General

Local Authority: Devon County Council

Services: Mains electricity, gas, water & drainage.

Business Rates: This property is subject to business rates. Further details are available from the agents

Tenure: The property is available freehold subject to a small area of land leased to the Environment Agency as a water gauging station identified tinted blue on the Plan and located within the SW corner of the site.

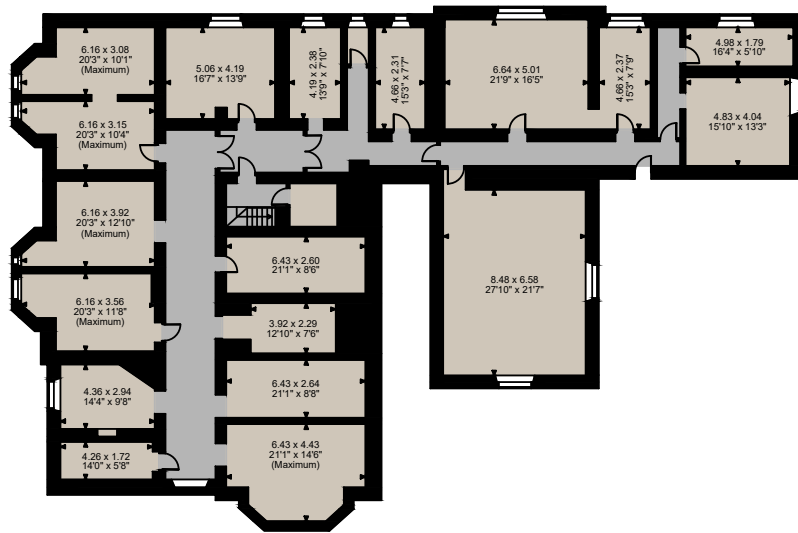
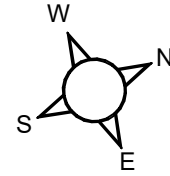
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Larkbears House is an important building in the context of the city of Exeter. All proposals will need to be sympathetic to the site and situation. The vendor reserves the right to exclude offers it considers are not sympathetic to the site & situation. Vacant possession 31 March 2025 with access for site surveys available upon request and subject to prior agreement.

Guide Price: Offers in the region of: £3,500,000



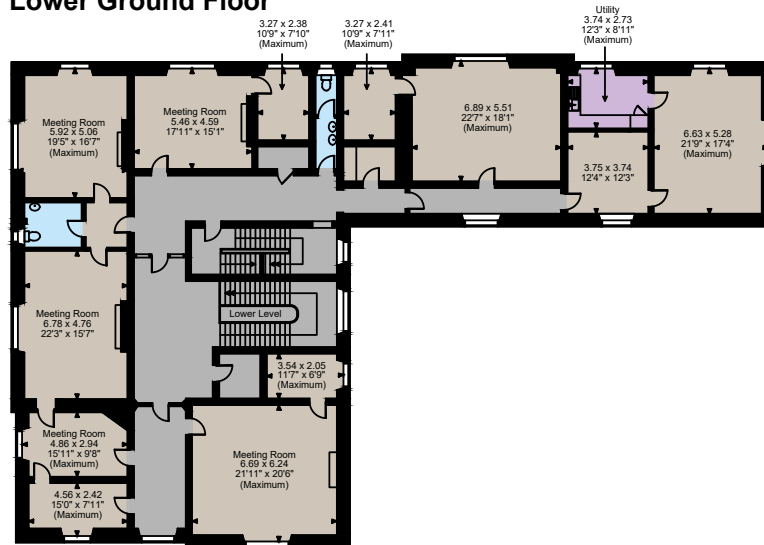
Larkbears House, Topsham Road, Exeter, Devon
 Main House internal area 19,132 sq ft (1,777 sq m)
 Terrace external area = 413 sq ft (38 sq m)



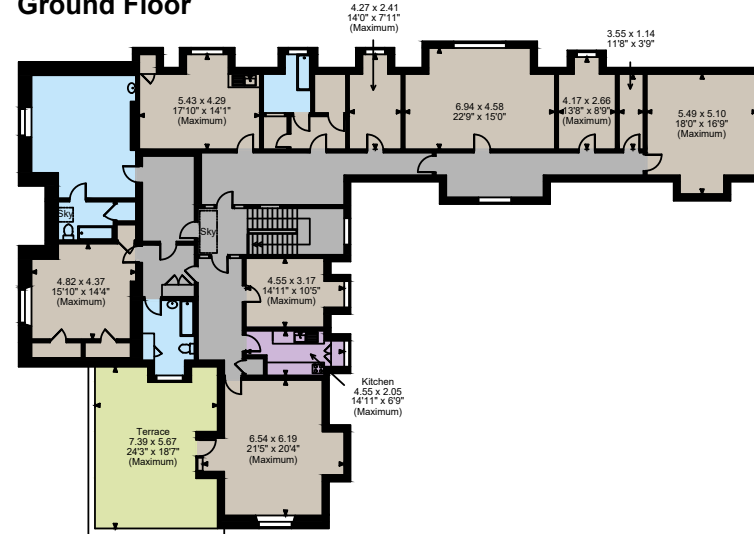
Lower Ground Floor



Ground Floor



First Floor

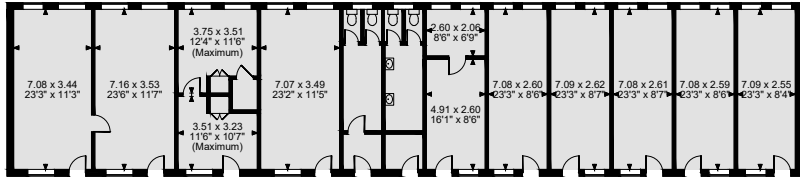
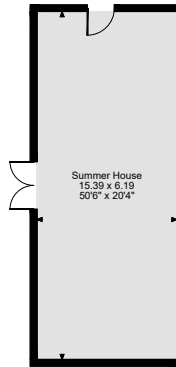
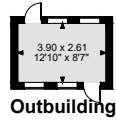


Second Floor

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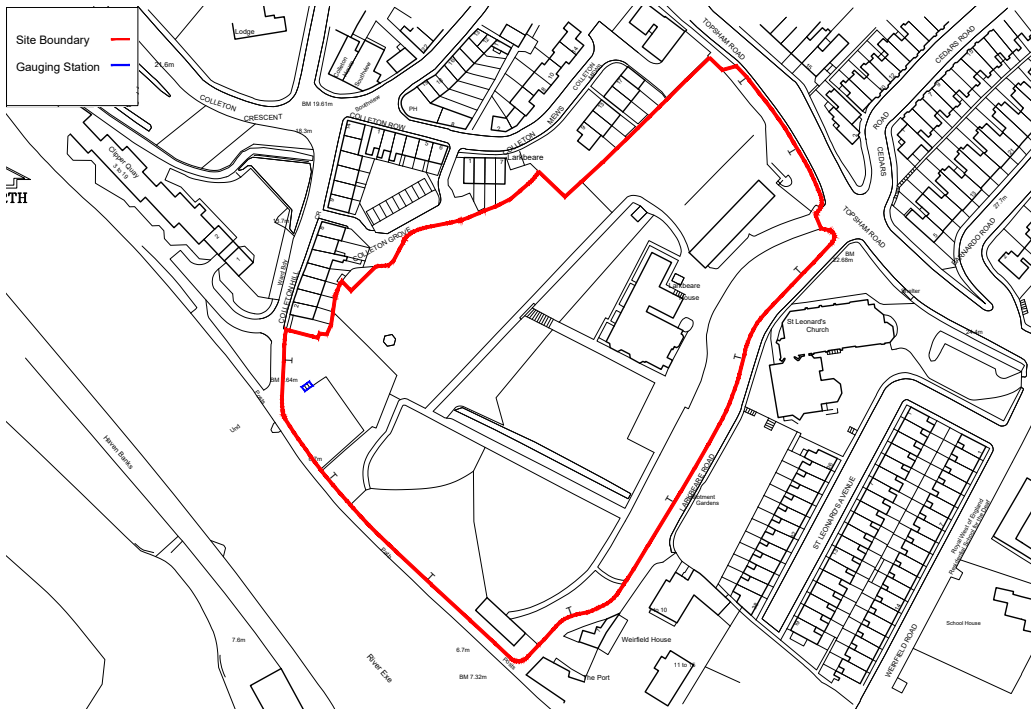
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Larkbears House, Topsham Road, Exeter, Devon
 Outbuildings internal area 2,745 sq ft (255 sq m)
 Summer House internal area 1,025 sq ft (95 sq m)
 Total Outbuilding internal area 3,770 sq ft (350 sq m)



Outbuilding

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