

Westnorth, Beech Avenue, Pennsylvania, Exeter, EX4 6HE



A magnificent property fantastically located in a coveted tucked away private driveway off Beech Avenue, one of Exeter's most desired roads in Pennsylvania. Properties in this road are not only a stones throw from Exeter University and within walking distance of the city centre of Exeter yet also occupy a most peaceful setting with outstanding views across Exeter down to the Exe estuary and sea views of Exmouth. Westnorth is a remarkable example of late Victorian Arts and Crafts architecture, built in 1897 and now coming to the market for the first time in nearly 50 years. This rare and beautiful home, of seemingly timeless elegance, presents a wonderful renovation project opportunity. Properties in this enviable and idyllic location rarely come to market and early viewing is advised to avoid disappointment. After entering gates, a private driveway encased by mature hedges, serving two other properties, meanders down to the spacious parking area for several cars. The handsome original solid wood front door makes an impressive entrance to the house, an initial entrance lobby opens into an incredible grand double-height reception hallway with stunning original fireplace and impressive traditional staircase. On the ground floor is an exceptional living room with original high ceiling, large bay window and being of a southerly aspect, is bathed in light, also facing south to the garden is the dining room. The large kitchen/breakfast room also has an original high ceiling and leads to a spacious utility/boot room from which a doorway provides access to outbuildings, a courtyard, garage and hayloft above. The downstairs accommodation is completed by a cloakroom, understairs cupboard and wine cellar accessed via a secret trap door. On the first floor are three bedrooms each with wonderful views, a family bathroom, separate WC, linen cupboard and magnificent spacious landing area.

Guide Price £725,000 Freehold DCX00987

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THE ACCOMMODATION COMPRISES:

Entrance Porch 8' 5" x 4' 4" (2.569m x 1.313m)

Accessed via an arched original double wooden door with Victorian tiled flooring, side aspect sash window, frosted glass door leading to:

Entrance Hall 23' 2" x 12' 2" (7.049m x 3.698m)

A magnificent grand reception hall with front aspect twin stained glass sash windows with secondary glazing, stunning feature turning staircase to the first floor landing with original double-height Victorian stained glass window, exposed painted beamed ceiling, original tiled flooring, beautiful original stone fireplace with tiled hearth, understairs storage cupboard, telephone point, wall lights, doors to sitting room, dining room, cloakroom, inner hallway and access to the rear garden.



Sitting Room 26' 5" x 14' 11" (8.047m x 4.554m)

A most generous and light sitting room with rear aspect uPVC double glazed bay window with stunning views over the city of Exeter and Westnorth's rear garden, dual aspect uPVC double glazed windows, beautiful fireplace with stone surround and hearth, picture rail, original high coved ceiling, television point, door to hallway leading to the dining room, second door to hallway leading to kitchen/breakfast room.



Dining Room 15' 5" x 11' 3" (4.692m x 3.439m)

A wonderful spacious room for dining, again featuring an original high ceiling with coving, a rear aspect uPVC double glazed window looking out to the verandah and garden, gas wall mounted heater, picture rail.



Cloakroom

Front aspect frosted window, low level WC, wash hand basin, part tiled walls, wall light.

Inner Hallway

Original tiled flooring, rear aspect frosted window, concealed trap door entrance to the lower ground floor wine cellar, cove ceiling.

Kitchen 18' 10" x 11' 6" (5.753m x 3.512m)

Front aspect uPVC double glazed window with views over the front gardens, fitted range of base level units with stainless steel double sink, mixer tap and single drainer, work surfaces, electric cooker point, further appliance space, tiled flooring, larder with shelving, storage cupboard with hot water tank, and access through to:



Utility room/ boot room 15' 7" x 6' 10" (4.742m x 2.085m)

Generous utility/boot room with front and side aspect windows, single sink, work surfaces, plumbing for washing machine, further appliance space, wall mounted boiler, access to the loft void above, larder with a side aspect window and shelving, door to the front of the property and driveway, door to the courtyard, garage, outbuildings and hayloft.

First Floor Landing 27' 0" x 16' 7" (8.218m x 5.046m)

Turning staircase to the first floor landing, front aspect stained glass window dating back to 1897, dual aspect windows with secondary glazing, doors to bedroom one, bedroom two, bedroom three, bathroom, separate WC, laundry cupboard, access to loft void above, picture rails, coved high ceilings.



Bedroom One 20' 3" x 15' 0" (6.160m x 4.563m)

Spacious Master bedroom with triple aspect double glazed windows with beautiful elevated views of the city of Exeter, Haldon Hills, Exe Estuary and Exmouth sea beyond, vanity unit with storage below, picture rail, gas heater, telephone point.



Bedroom Two 11' 2" x 8' 2" (3.391m x 2.487m)

Unrivalled beautiful views over the rear garden, the city and Exe estuary out to the sea of Exmouth. Side aspect double glazed uPVC window, built in wardrobe with hanging space and shelving, wall mounted heater.



Bedroom Three 11' 4" x 8' 1" (3.445m x 2.456m)

This third bedroom again has incredible views with a rear aspect uPVC double glazed window out to the Exe Estuary, sea of Exmouth and Haldon Hills, benefitting from a built in wardrobe with hanging space and shelving, further built in storage cupboard and wall mounted heater.



Family Bathroom

Front aspect frosted window, three piece suite comprising fully enclosed shower cubicle, wash hand basin with storage below and mixer tap, bidet, part tiled walls and radiator.



Separate WC

Front aspect frosted window, low level WC, part tiled walls.

Store Room 11' 0" x 9' 0" (3.344m x 2.747m)

Front aspect window, fireplace with wooden mantel, shelving, access to loft void above.

Garage 17' 6" x 19' 11" (5.346m x 6.077m)

An excellent space known as 'the old dairy' with double wooden doors, twin side aspect windows, light, power and shelving.

Outbuildings

Off the large courtyard, which provides a car port parking area, in addition to the driveway parking, are three original coal sheds and a stairway leading to a hayloft directly above the garage which has the potential of being an exciting opportunity for new redevelopment subject to the relevant planning consents.



Rear Garden

An outstanding south-facing garden with a beautiful verandah with seating area and original wooden balusters is enclosed by mature trees, shrubs, apple trees and established herbaceous borders. The views are beautiful and this garden, in such an idyllic setting, which complements such a terrific house, is an absolute gem.



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