



# THORNTON HILL

EXETER, EX4 4NS



**Robert Williams**

SALES | LETTINGS | AUCTIONS



“ Located on one of the most desirable roads in Exeter, this character property with annex is not to be missed ”.





# THORNTON HILL

EXETER, EX4 4NS

Guide Price £700,000

**A fantastic opportunity to acquire a fine Edwardian family house located on one of the most desirable roads within the city, located between the city centre and the main university campus.**

## THE PROPERTY

From Thornton Hill, the front door to the property leads to a useful entrance porch, with inner door to the hallway and stairs to the first floor. The cosy living room is positioned to the front of the house, with feature woodburner and built in storage. The kitchen and dining area are to the rear, overlooking the pretty courtyard. The contemporary kitchen, installed by the current owners, has a farmhouse feel, with space for range cooker. The dining area has space for a large table and further recessed storage.

The first floor comprises two bedrooms including the master with en-suite shower room, as well as family bathroom. The bathroom is attractively finished with shower bath and traditional pedestal wash basin. The second floor, converted with a rear dormer, houses two further bedrooms which overlook the rear courtyard.

Separate from, and to the rear of the main house, is a one bedroom annexe, converted by the current owners from a former outbuilding. It is a superb addition to the property and includes a modern bathroom, basic kitchen, and living space divided into a bedroom and sitting room area. There is a further room which can be utilised as an office or for storage. The sitting room has patio doors to the garden, making a bright and useful room. The annexe is ideal for use as a work/craft space, visitor accommodation or to generate supplementary income.

Overall this is superbly located family house with many fine attributes and plenty of character.









## OUTSIDE





Outside the front garden extends around the side of the property and adjoins the rear parking and courtyard patio areas. The latter is a lovely space, with partially covered with a veranda to allow all-weather use. There is a good size garden office with light and power which can be included in the sale. This side of Thornton Hill benefits from a wide access road and there are double gates leading from here to a secure parking area which provides the rare advantage of space for two cars as well as an EV charger. Residents on street parking permits are also available for Thornton Hill.

## THE LOCATION

The property is a short walk to the city centre shopping areas as well as Exeter Central and St Davids mainline train stations. The coach station, university campuses and RD&E hospital are also within easy reach. Thornton Hill is within the Longbrook Conservation Area and is a remarkably peaceful corner of the city centre.

## DIRECTIONS

From the city centre, proceed down Longbrook Street until you reach the mini roundabout where you want to turn left into Blackall Road. Take the first right into Thornton Hill and the property to be sold will be found a short way up on the right hand side.

4  bedrooms    2  bathrooms  
2  receptions    2  car spaces

**Local Authority:** Exeter City Council

**Council Tax Band:** D

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** D









# Thornton Hill, Exeter, EX4

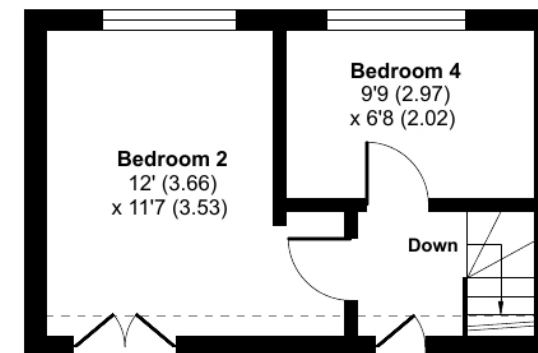
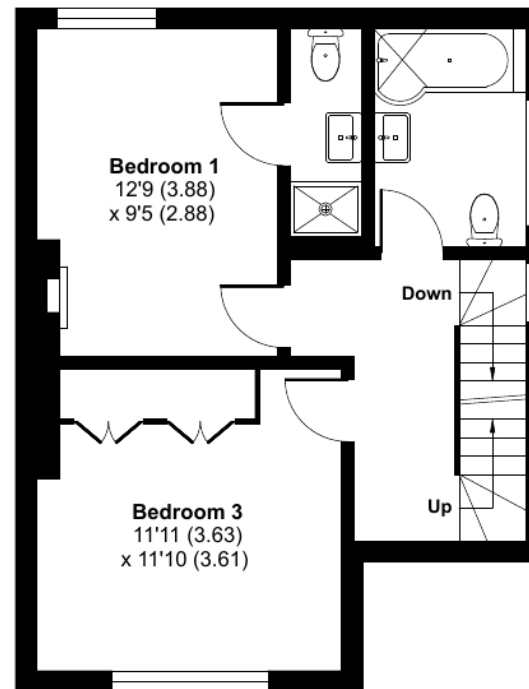
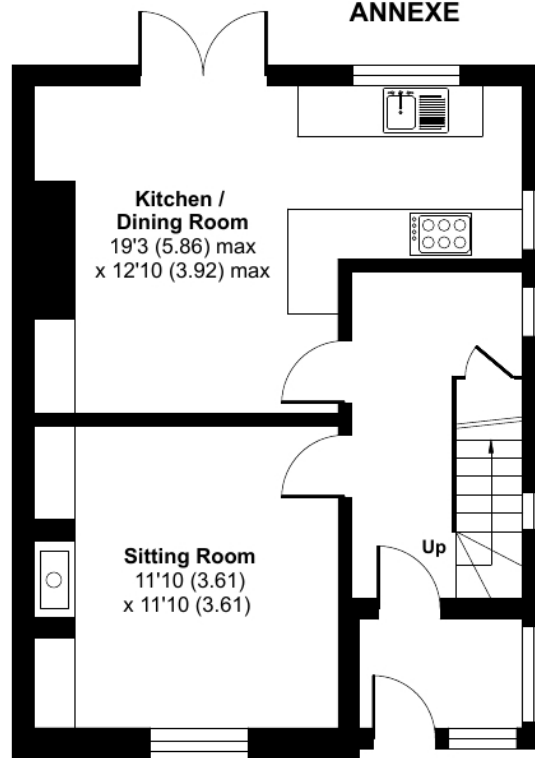
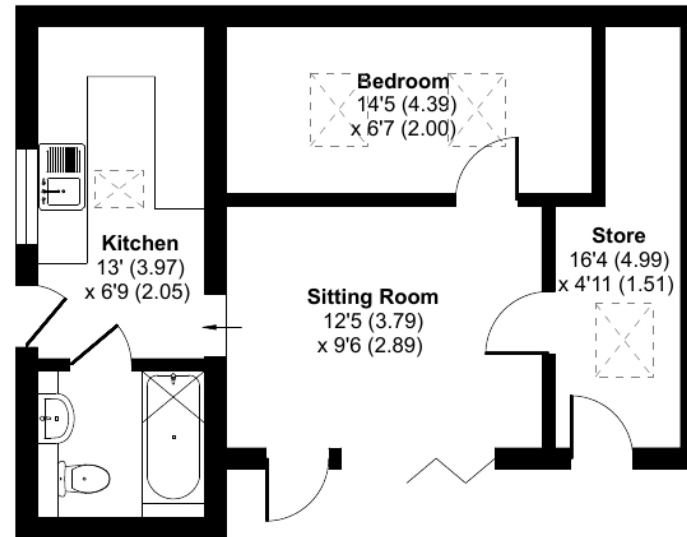
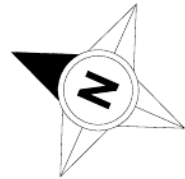
Approximate Area = 1145 sq ft / 106.3 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

Annexe = 436 sq ft / 40.5 sq m

Total = 1597 sq ft / 148.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n!checom 2024. Produced for Robert Williams Ltd. REF: 1096015







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.