



6 Clifton Hill Exeter

STRUTT & PARKER



## 6 Clifton Hill Exeter EX1 2DL

A stunning six bedroom townhouse with a double garage in a sought after and convenient location for the city centre

Exeter city centre ½ mile,  
Exeter St David's Station 1.5 miles,  
Exeter International Airport 4 miles

Entrance hall | Sitting room | Dining room  
Kitchen/breakfast room | Utility room  
Six bedrooms, one ensuite | Family bathroom  
Separate WC | Cellar storerooms and wine cellar

Garden | Double garage | Workshop

### The property

6 Clifton Hill is a beautiful Grade II Listed Georgian townhouse that has been updated by the current owners, whilst retaining many of the original character features including stained windows, fireplaces and balustrades. The accommodation is bright and airy and is spread over three floors providing a spacious family home.

The entrance hall has wooden floors and a beautiful stained glass window above the door, an inner hall with the staircase to the upper floors provides access to the main reception rooms. The sitting room has a large bay window, wooden floors, a fireplace and double doors to the dining room, again with a fireplace and built in shelving. The dual aspect kitchen/breakfast room features fitted wooden units, an integrated oven and hob and a fireplace with a gas fire. There is French door access to the garden. Access to the cellar, which has three store rooms, original cobbled and flagstone floors and a wine cellar is found under the stairs and a utility room completes the ground floor.

Upstairs on the first floor are three bedrooms, the family bathroom and a separate WC. The spacious bathroom features oak floors and limestone tiles and has a walk in Grohe rain shower. All of the good sized rooms have large windows and overlook the garden or the driving range opposite. On the second floor are three bedrooms, one with an ensuite bathroom featuring a stand-alone bath.

### Location

6 Clifton Hill is located in a convenient location for facilities in the city centre, including Clifton sports centre, a golf driving range, Waitrose and Belmont 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, including John Lewis, and restaurants. Many primary and secondary schools can be found in Exeter including Exeter School and The Maynard whilst Exeter University is recognised as one of the best in the country.

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 Newton Abbot and Exeter. Exeter International Airport provides an ever increasing number of domestic and international flights including two flights a day to London City Airport.

### Outside

6 Clifton Hill has pedestrian gated access and a pebbled garden to the front of the property with established shrubs. To the rear of the property is a paved terrace, perfect for 'al fresco' dining, that wraps around the side and rear of the house with stepped access to the lawn and cellar. The lawned area of garden is surrounded by established trees and shrubs, including bamboo, and features a pond with flowering borders. A gravelled path leads through the garden to the double garage at the bottom of the garden with an additional workshop space with electricity.











**General**

**Services:** Mains water, electricity, gas and drainage

**Local Authority:** Exeter City Council [www.exeter.gov.uk](http://www.exeter.gov.uk)

**Directions**

From Exeter city centre, take Western Way from Paris Street roundabout. Just before the next roundabout turn right onto Belmont Road, pass Belmont Park and Clifton sports centre. Continue up Clifton Hill and number 6 is found on the brow of the hill on the left hand side.

**Exeter**

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**Floorplans**

Main House internal area 3,556 sq ft (331 sq m)  
 Garage & Workshop internal area 759 sq ft (70 sq m)  
 For identification purposes only.



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