

Elm Grove Road, Topsham, Devon





A beautifully presented Grade II listed Georgian town house with walled garden, garaging and far-reaching country views.

Summary of accommodation

- Lower hall | Kitchen/dining/sitting room | Boot & utility room | Two bedrooms | Bath & shower room | Garden room
- Hall | Sitting room | Dining room | Kitchen/breakfast room | Cloakroom | Laundry room
- Drawing room | Three double bedrooms | Family shower room
- Principal double bedroom with en suite/dual-access bath & shower room | Dressing room | Further double bedroom
- Single tandem garage | Parking | Open front garden | Rear walled garden | Garden

Distances

Topsham station 0.1 mile (Exeter Central 15 minutes), Junction 30 M5 2.1 miles, Exeter city centre 4.3 miles, Exeter Airport 4.9 miles (London City Airport 1 hour), Exeter St. David's station 5.4 miles (Paddington 2 hours 2 minutes), Sandy Bay Beach (Blue Flag Winner 2019) 6.8 miles, Colyton 21 miles, Tiverton 24.7 miles
(All distances and times are approximate)



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Location

Elm Grove Road is situated on the south-eastern edge of the small, pretty town of Topsham, located immediately north of where the River Exe and River Clyst meet plus the former's estuary, now a Site of Special Scientific Interest (SSSI).

Formerly a seaport and known for its architecture, scenery and proximity to nature reserves, such as RSPB Bowling Green Marsh, the town can meet most day-to-day needs including a selection of good restaurants and various independent shops. It also has a train station on the Avocet Line providing hourly services into the centre of Exeter, which has an extensive range of shops, businesses and recreational facilities as you would expect from a popular cathedral and university city.

The M5 Junction 30 is within easy reach and Exeter St. David's station has a regular service to Paddington (2 hours 2 minutes) and Bristol (57 minutes). For air travel, Exeter Airport provides a regular service to London City Airport (1 hour).

The local area also offers a wide choice of schools including Colyton Grammar School, The Maynard School and Exeter School in Exeter and Blundells in Tiverton.

The property

Dating back to the 19th century and the most southerly of a three property terrace of large, elegant townhouses, Elm Grove Road has an elevated, northwest-facing position that overlooks countryside bordering the River Clyst.

The accommodation is spread over four floors that allow the surrounding views to be seen from as many rooms as possible. The exterior is rendered and painted white with tall, small paned sash windows with louvred shutters, a local style that reflects the earlier, Dutch influence from when Topsham was an important cotton port trading primarily with the Netherlands.

The house is Grade II listed and has retained a wealth of original architectural features including internal joinery, door architraves, dado and picture rails, working shutters, several fireplaces and an elegant staircase



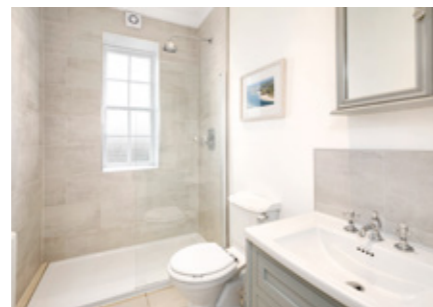
that extends up through the full height of the house. It has recently also undergone an extensive programme of sympathetic renovation and today is beautifully presented in a restful and contemporary style. Georgian-era architecture is characterised by well-proportioned rooms with tall ceilings that are well-lit by natural light flooding in through tall windows. These features are in abundance here and combine with the property's northeast/southwest axis to create a wonderfully light and airy feel throughout the house.

The upper ground floor is the family-centric area of the house incorporating a gorgeous kitchen/breakfast room that has ample room for separate seating and dining areas and is fitted with bespoke, painted timber units including a large central island and gas-fired range cooker. Across the hall are the sitting and dining rooms.

The floor above incorporates a large drawing room alongside three double bedrooms and family shower room. On the top floor are the principal bedroom with en suite bath and shower, dressing room and a further double bedroom, all enjoying far-reaching views of the surrounding countryside.

On the lower ground floor are a suite of rooms including a large living with integral kitchen that could provide a self-contained apartment if required.

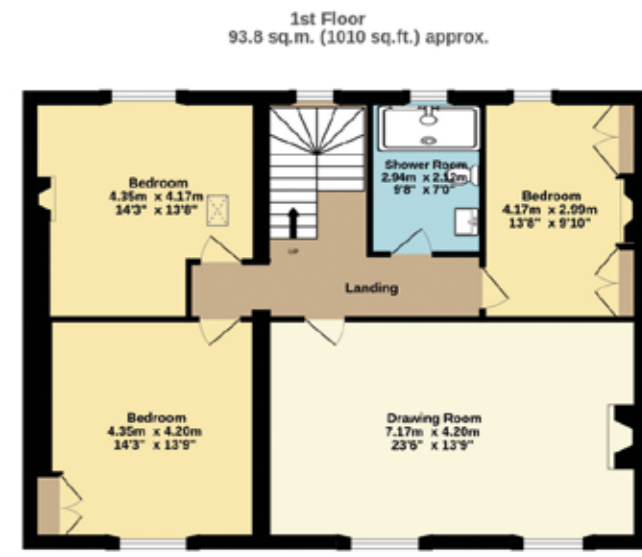
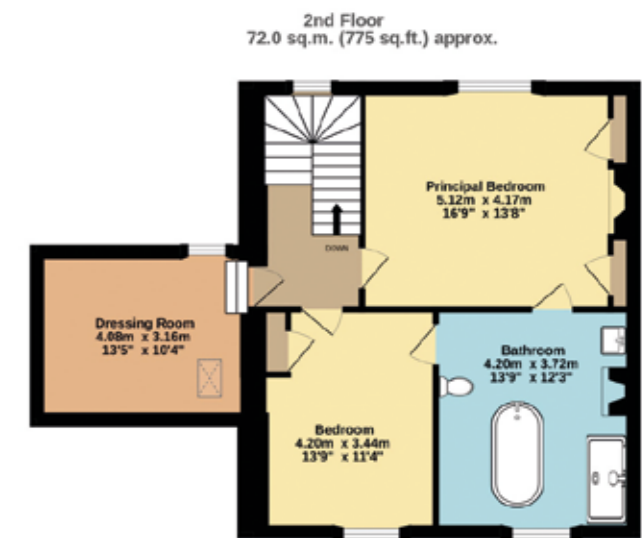
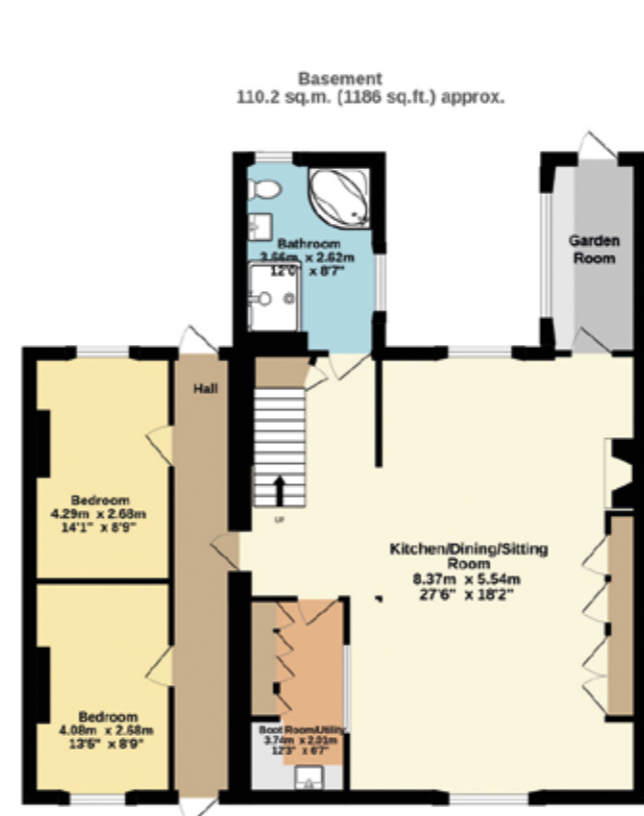




Approximate Gross Internal Floor Area
4134 sq ft / 384.1 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Garden & garaging

The house is set well back from the road and looks out across its open, lawned front garden towards the open countryside lining the River Clyst below. The garden slopes gently down to the pavement lining Elm Grove Road. To one side is an off-road parking area in front of the tandem, single garage. Further parking is available along the road.

Extending out behind the house is a charming walled garden bound by tall, mellow red brick walling. The rear of the house faces southwest and therefore catches the sun throughout most of the day into the evening. It is designed to be easily maintained and consists of a deep, paved terrace that extends out to a level lawn and then onto an area of astro turf that currently accommodates a basketball hoop and trampoline. The terrace is directly accessible from both the upper and lower ground floors and is overlooked by balconies from the kitchen and dining room.

At the rear of the garden is a timber garden store and the walls are fringed with narrow borders planted with a selection of shrubs and trees that combine to provide a good privacy screen when in leaf.

Services

Mains water, electricity, drainage & gas. Gas-fired central heating.

Directions (Postcode EX3 0EQ)

what3words///jumpy.rips.bake

From the centre of Exeter, drive on the A3015 south-east out of the city along Topsham Road and then Exeter Road. On reaching a small roundabout after about 4 miles, take the first exit onto Station Road. Carry on for about 250 yards to another roundabout. Take the second exit onto Elm Grove Road. The property will be seen on the right after 300 yards, where Elm Grove Road becomes Bridge Hill. Take the right feeder lane and turn right onto Elm Grove Road.

Please park on the right in the parking area immediately in front of the garage.

Property information

Tenure: Freehold

Local Authority: Exeter City Council (www.exeter.gov.uk)

Council Tax: Band G

EPC Rating: D

Guide Price: £2,250,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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