



Hooper House, Exeter, Devon





An **impressive Regency house** that has been completely renovated to an exceptional standard with luxury modern fittings throughout and a beautiful mature garden which comprises of a new swimming pool and hot tub. There are six separate apartments to the main residence that generate a good income.

Summary of accommodation

Ground Floor: Reception hall | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility | Boot room

First Floor: Galleried landing | Principal bedroom with dressing room and en suite bathroom | Five further bedrooms | Family bathroom | Shower room

Secondary Accommodation within the main house: Bedroom | Living room | Kitchen | Shower room | Boiler room

Outside: Attached double garage | Boiler room | Gardens/decked seating area with swimming pool | Hot tub | Vegetable garden
Log store/gardeners toilet

Set in 1.52 acres

Distances

Exeter city centre 0.8 miles, Exeter St. David's station 1.4 miles (2 hours to London Paddington), M5 (Jct 29) 4.1 miles,

Exeter Airport 5.5 miles (1 hour to London City Airport)

(All distances and times are approximate)



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Location

The property is in the northern suburbs of Exeter, within easy reach of the local amenities of Pennsylvania and Stoke Hill, and with the beautiful Devon countryside just moments away. This area of Exeter has a wide range of everyday amenities, including local shops, supermarkets, pubs, cafés, restaurants, doctor's surgeries and pharmacies. Exeter city centre offers a wide choice of cultural activities, with the theatre, museum, arts centre and a wealth of good shopping and restaurants, including John Lewis.

The area has plenty of leisure activities to choose from, with several sports and leisure clubs within easy reach, golf at Exeter Golf and Country Club, rugby, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to several sandy beaches within 15 miles of the property.

There are excellent transport links, with easy access to the M5, while the city's mainline stations offer direct services to London Paddington and Waterloo. Exeter International Airport, five miles away, provides an ever-increasing number of domestic and international flights including twice daily flights to London City.

Schooling in the area is of the highest standard, with outstanding-rated state schools and several excellent independent schools in and around the city including Exeter school and The Maynard. Within two miles of the property, you will find the Stoke Hill Infant and Nursery School, Ladysmith Infant and Nursery School, St Michael's Church of England Primary Academy and Exeter College, all rated 'outstanding' by Ofsted.

The property

Hoopern House is a stunning detached period home originally built in 1831, that features handsome white rendered elevations and various attractive original details, including high ceilings and elegant ceiling roses, alongside stylish modern fittings and décor throughout. The house and garden has recently been renovated to an exceptional standard.



The ground floor has a welcoming reception hall with a wood panelled and stained glass lobby opening to the hallway with its wooden parquet flooring and fine carved staircase. The ground floor has a spacious sitting room with tall sash windows and a fireplace fitted with a woodburning stove, as well as a similarly proportioned dining room with an ornate fireplace, and an opening connecting to the well-proportioned kitchen, with its sleek contemporary units, central island, integrated appliances and French doors leading to the garden. Also on the ground floor, the snug provides a space in which to relax or could be used as a further comfortable reception room if required.

Upstairs, the galleried landing has a skylight overhead, welcoming plenty of natural light, while the accommodation comprises up to six bedrooms. These include the luxury principal bedroom with its dressing room and en suite bathroom, which has dual washbasins, a shower unit and a sunken bathtub. The second bedroom has a separate nook, which is ideal for use as a nursery, or as a dressing room or study. Also on the first floor is a shower room and a large family bathroom, which has a bathtub and a corner shower unit.

The house offers a utility room and boiler room for further storage and appliances. Additionally, there is further accommodation in the basement area. The basement has been completely renovated recently and now has its own entrance meaning this could be used as a standalone apartment or additional accommodation for the main house. This includes a bedroom, living room, kitchen and shower room

Garden and Grounds

The property features an immaculate landscaped garden with an area of terracing outside the kitchen's French doors and beautifully maintained lawns. There are borders of established shrubs, flowering perennials and mature trees for privacy. The jewel in the crown is the beautiful new outdoor hot tub and swimming pool with its own sun deck, surrounded by tall trees that create a sense of peace and serenity. There is a gardeners toilet.

Parking is available at the front of the house, both on the driveway and in the double garage

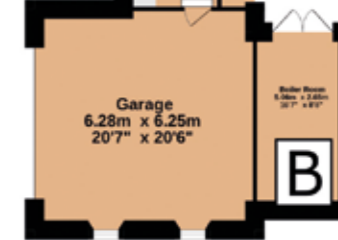
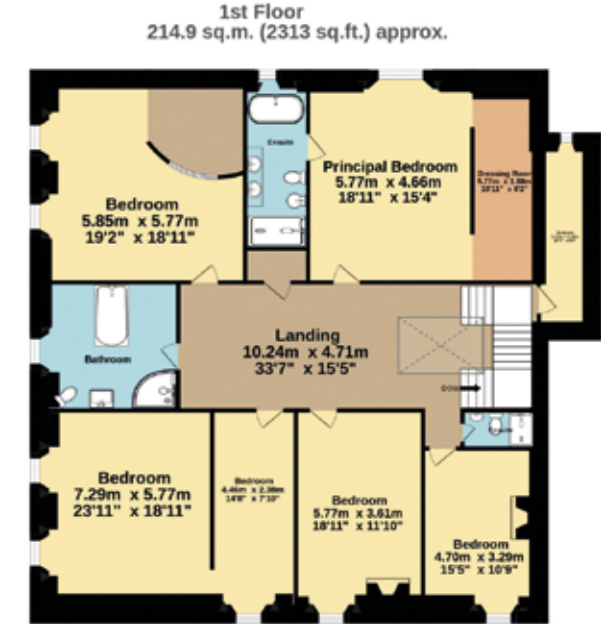
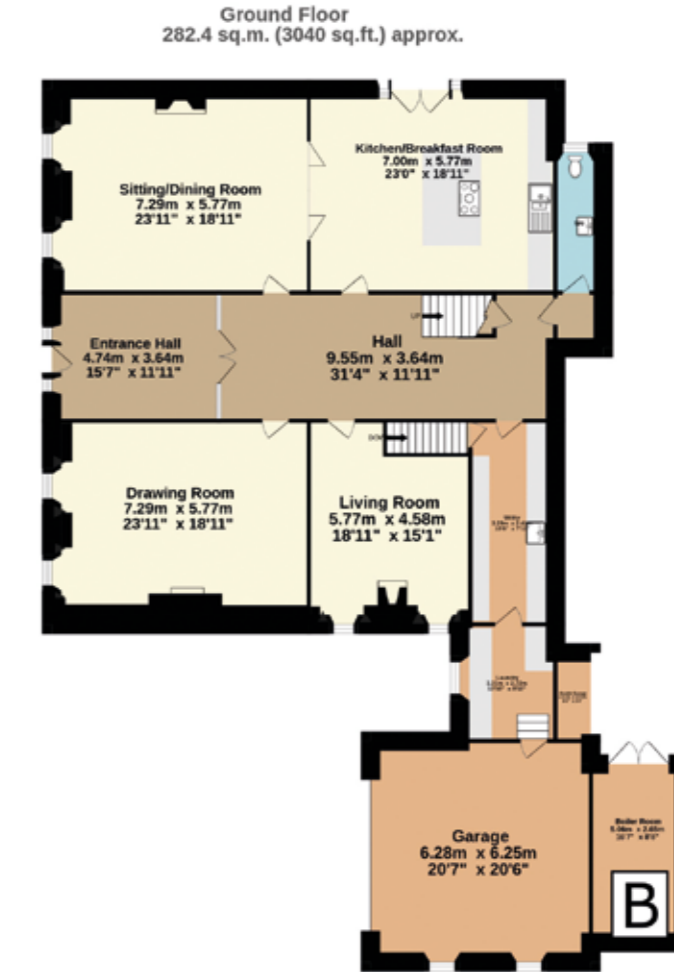
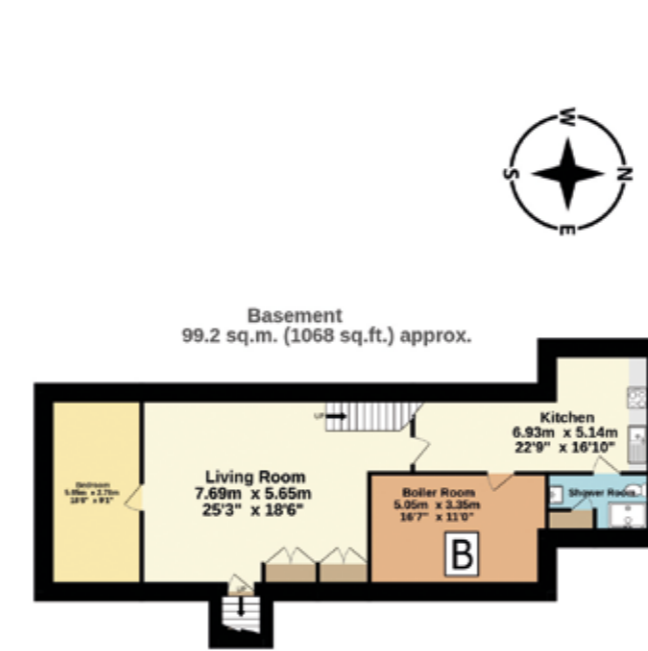




Approximate Gross Internal Floor Area
531.7 sq m (5723 sq ft)
Excluding Garage and External Boiler Room

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





6 individual apartments separate to the main residence

Behind the main house are six self-contained apartments on two floors created from the former service rooms and staff quarters. There are three apartments on each floor: two apartments have two bedrooms apiece and four have one bedroom. Two of the ground floor apartments have a small area of garden and there is a tenant parking area accessed by a spur off the main drive. There is a real sense of privacy from both the main residence and these separate apartments. The apartments generate a good income. May consider selling separately.

Apartments

Approximate Gross Internal Floor Area 298.7 sq.m. (3216 sq.ft.)

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Services

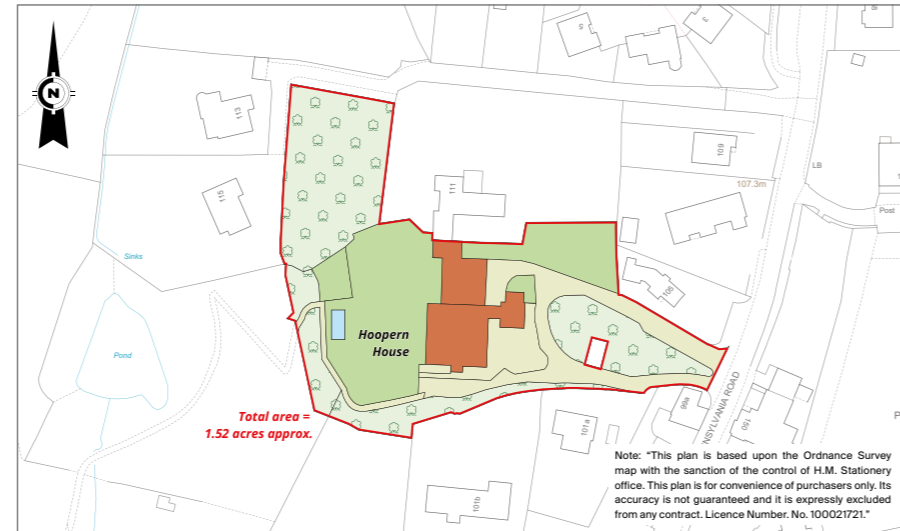
Mains gas, electricity and water

Directions

Postcode: EX4 6DT
what3words ///middle.stream.drop

Property information

Tenure: Freehold
Local Authority: Exeter City Council
Council Tax: Band G
EPC Rating: E
Guide Price: £4,500,000
Good income from the 6 apartments



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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