



Park Lane, Exeter, Devon

---





A fine detached home with **luxury styling** and magnificent countryside views, in the northern Exeter suburb of Pinhoe.

### Summary of accommodation

**Ground Floor:** Entrance hall | Reception hall | Sitting room | Living room | Cinema room | Study  
Dining room | Kitchen/breakfast room | Larder | Utility | Boot room | Two cloakrooms

**First Floor:** Principal bedroom with dressing room and en suite shower room  
Four further bedrooms, two en suite | Family bathroom

**Secondary Accommodation:** Annexe with sitting room, kitchen/dining room, study area,  
one bedroom and shower room | Gym

**Outside:** Double garage | Garden

### Distances

M5 (Jct 29) 2.2 miles, Exeter city centre 3.1 miles, Exeter Airport 3.6 miles (1 hour to London City Airport), Exeter St. David's station 4.3 miles (2 hours to London Paddington)  
(All distances and times are approximate)



Knight Frank Exeter  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

Louise Glanville  
01392 423111  
[louise.glanville@knightfrank.com](mailto:louise.glanville@knightfrank.com)



## Location

The property is in a rural setting, just north of the Stoke Hill and Pinhoe suburbs of Exeter, within easy reach of local amenities and with the beautiful Devon countryside just moments away. The northern suburbs of Exeter have several everyday amenities, including local shops, supermarkets, pubs, cafés, restaurants, doctor's surgeries and pharmacies. Exeter city centre is less than three miles away, and 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. 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

72 Park Lane is an impressive, detached family home that offers flexible living, including a detached annexe, with the accommodation featuring understated modern styling and high-quality fittings throughout.

The ground floor has a welcoming and spacious reception hall with a sweeping staircase leading to the galleried landing above. Double doors lead to the 24ft sitting room, with its contemporary fireplace and bi-fold doors opening onto the rear garden and taking in the breathtaking,



far-reaching countryside views. Further reception rooms include a living room, which has skylights overhead and bi-fold doors to the rear terrace. There is also a dining room and a cinema room with split-level seating.

At the rear of the ground floor, the kitchen and breakfast room has a dual aspect, including French doors opening onto the garden and welcoming plenty of natural light. The kitchen includes plenty of storage in white fitted units, a central island, integrated appliances and space for a breakfast table for informal dining. Adjoining the kitchen is a larder for further kitchen storage, with the utility room providing additional space for appliances.

Upstairs, the galleried landing has skylights overhead, welcoming natural light to both the landing and the reception hall below. There are five first-floor bedrooms, including the generous principal bedroom with sliding doors opening onto a balcony overlooking the rear garden and affording stunning countryside views. The principal bedroom also has a dressing room and en suite shower room. Two further bedrooms are en suite, with one also featuring its own dressing room. Additionally, the first floor has a family bathroom with a freestanding bathtub and a separate shower unit.



## Garden and grounds

At the front of the property, the driveway includes parking space for several vehicles and access to the detached double garage. The garaging block also houses the one-bedroom annexe, with its well-presented accommodation, which includes a sitting room, a well-equipped kitchen/dining room, one bedroom, a study area and a shower room.



The gardens at the rear of the house take advantage of the property's elevated position and showcase the beautiful surrounding countryside views. They include paved and gravel terracing, rolling lawns and raised beds. The gardens are bordered by established hedgerows, with open fields and countryside beyond.

## Services

xxx

## Directions

Postcode: EX4 9HP  
what3words: ///formed.monday.ending)

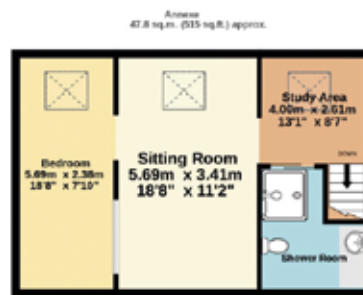
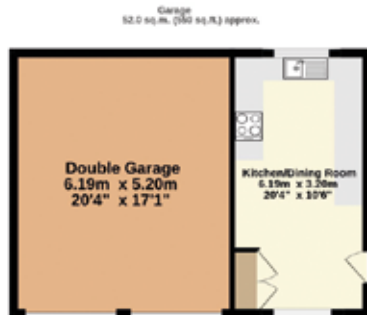
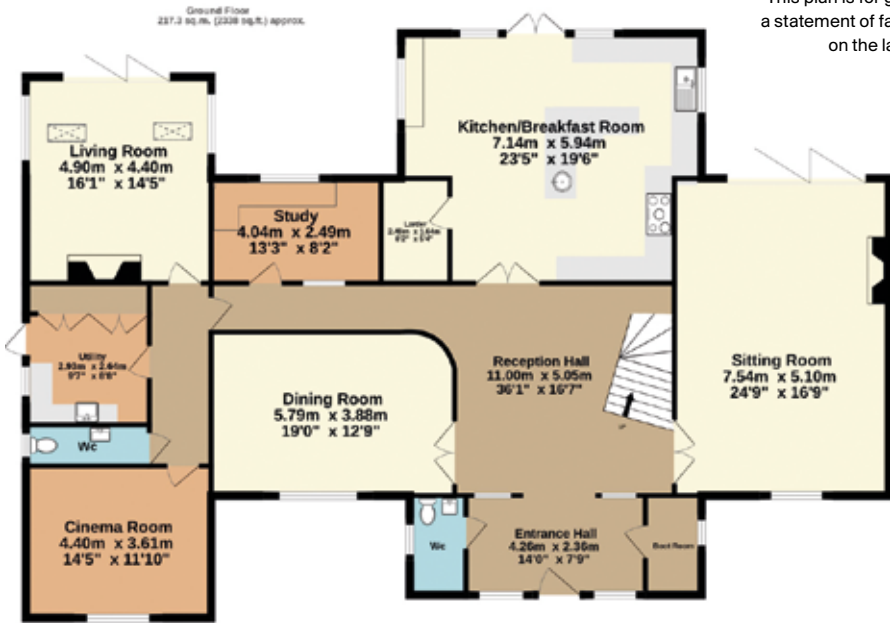
## Property information

Tenure: Freehold  
Local Authority: East Devon District Council  
Council Tax: Band G  
EPC Rating: ???  
Guide Price: £000,000

**Approximate Gross Internal Floor Area  
492.4 sq m (5300 sq ft)**

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



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)