

# 1 Peamore House, Exeter, Devon

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# An outstanding seven bedroom home with **stunning period features**, in a handsome Grade II listed country house.

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## Summary of accommodation

**Ground Floor:** Reception hall | Inner hall | Vestibule | Great Hall | Drawing room/library | Dining room | Garden room | Kitchen | Laundry room  
Cloakroom

**First Floor:** Principal bedroom with en suite bathroom | Three further bedrooms, one en suite | Family bathroom

**Second Floor:** Three bedrooms

**Outside:** Garage | Communal gardens

## Distances

Exeter city centre 2.9 miles, Exeter St. David's station 3.7 miles (2 hours to London Paddington)

M5 (Jct 31) 4.1 miles, Exeter Airport 6.5 miles (1 hour to London City Airport)

(All distances and times are approximate)



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## Location

The property is in a rural position, three miles south of Exeter city centre and within easy reach of the south Exeter suburb of Alphington and surrounding villages. Exminster is within two miles, providing access to local shops, a doctor's surgery and other essential amenities, while the southern suburbs of Exeter offer easy access to various facilities, including shopping and leisure options at Marsh Barton and the nearby Stone Lane Retail Park. The nearby cities of Plymouth and Bristol offer more extensive choices.

The region has plenty of leisure activities to choose from such as tennis clubs, a walking group, football, horse riding, sailing, hiking the Jurassic Coast, fishing as well as access to three sandy beaches within 15 miles of the property.

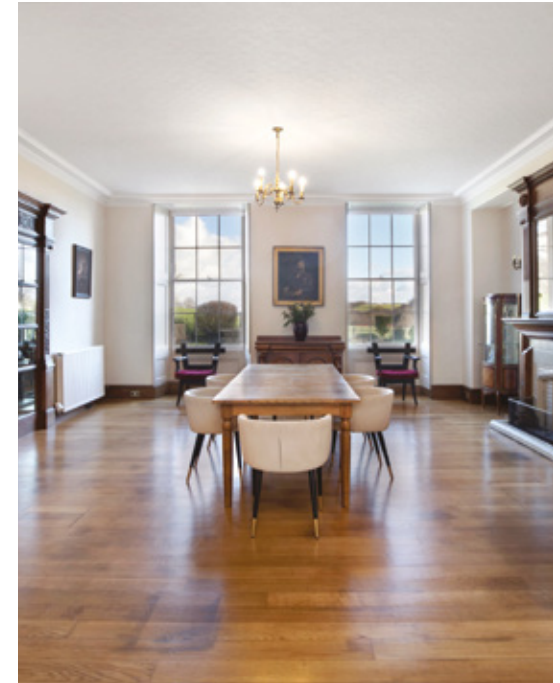
The area offers excellent transport links and Exeter's four mainline train stations are all within two miles of the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, just over five miles away, offering both local and international flights.

The region is well served by good private and state schools such as Ide Primary School, Alphington Primary School, West Exe School, Exeter Mathematics School and Exeter College. The world-renowned University of Exeter is also within five miles away from the property.

## The property

This stunning seven bedroom home is set in the magnificent Grade II listed Peamore House and surrounded by the beautiful gardens and grounds of the Peamore Estate. The house dates in its current form from the 19th century, with its handsome white rendered elevations and tall sash and stone mullion windows, while inside there is more than 6,000 square feet of fine accommodation, including impressive reception halls adorned with various ornate original details.

The main reception room is The Great Hall, an imposing 33ft gallery with high ceilings and a vast stone mullion window welcoming plenty of natural light. The room has rich and detailed wooden panelling to all walls,





featuring intricate carvings and coats of arms, as well as a grand central fireplace. The ground floor also has a splendid library and drawing room with built-in shelving, plus a dining room, which connects to the inner hall in an open-plan layout.

The kitchen is fitted with farmhouse-style units, a butler sink and a range cooker. Also on the ground floor, the laundry room provides further space for home appliances and storage.





The sweeping staircase leads to a galleried first-floor landing, with four bedrooms found on this level. They include the principal bedroom with its en suite bathroom, as well as one further bedroom en suite and a family bathroom. The stairs continue to the second floor, which offers a further three double bedrooms of similar proportions.

## Garden and grounds

The property is set in the peaceful surrounds of the Peamore Estate, providing views across the rolling fields and woodland. There are also beautifully maintained landscaped gardens, including box hedging, paved pathways, pristine lawns, border hedgerows and well-stocked beds with roses and various other flowering perennials. The house is accessed via a long private driveway, which leads to a parking area at the side, as well as to the integrated garage for further parking and workshop or storage space.

## Services

xxx

## Directions

Postcode: EX2 9SJ

what3words: ///skills.gums.labs

## Property information

Tenure: Freehold

Local Authority: Teignbridge District Council

Council Tax: Band F

EPC Rating: ???

Guide Price: £000,000

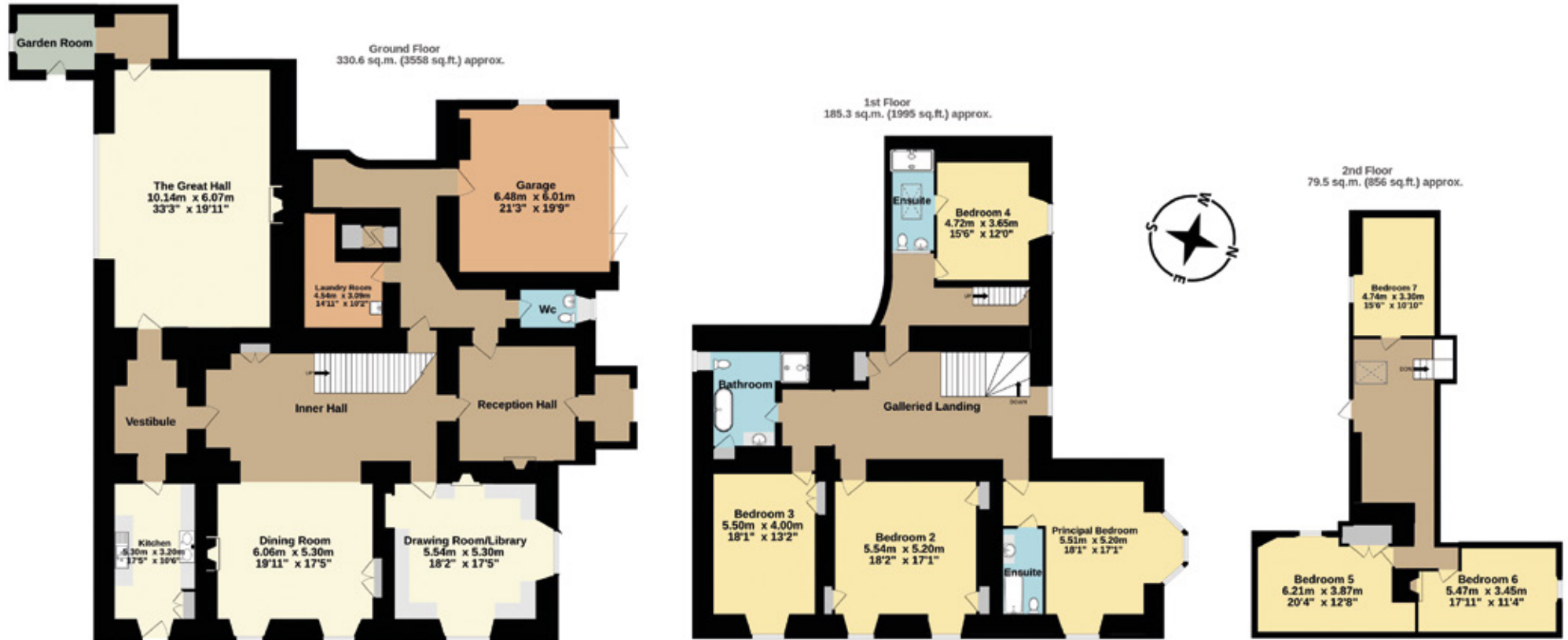


## Approximate Gross Internal Floor Area

595.4 sq m (6408 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.

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Particulars dated January 2025. Photographs and videos dated January 2025.

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