

# Mol's House, Exeter, Devon

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One of the **best residential addresses in Exeter** looking out across Cathedral Green to Exeter Cathedral. With its own entrance and private courtyard this is a unique stylish townhouse.

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**Summary of accommodation**

- First Floor:** Entrance hall | Sitting room with separate bar area
- Second Floor:** Landing | Principal bedroom with ensuite shower room | Further double bedroom | Family bathroom | Storage cupboard
- Third Floor:** Kitchen/dining/family room
- Outside:** Private courtyard garden with seating/dining area and central water feature | Entrance staircase to first floor  
Understairs bin store | Understairs store for two folding bicycles

**Distances**

Exeter city centre 0.9 mile, Exeter Central station (Waterloo 3 hours 17 minutes) 0.3 mile, Exeter St. David's station (Paddington 2 hours 7 minutes) 0.8 mile, University of Exeter campus 1.2 miles, Junction 30 M5 3.5 miles, Exeter Airport (London City Airport 1 hour) 5 miles  
(All distances and times are approximate)



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## Location

Mol's House is situated in the heart of Exeter within the Central Conservation Area, on the northwest corner of Cathedral Green looking out onto the northern side of the cathedral and the fields beyond. It is just a short walk to all that a vibrant, attractive city centre has to offer. This includes a wonderful selection of shops, a diverse choice of restaurants, sporting and cultural venues; plus the distinguished Exeter University. Exeter has two railway stations, which are both within easy walking distance. Exeter Central is just a six minute walk away with direct services to Waterloo (3 hours 17 minutes), whilst Exeter St David's is a longer 20 minute

walk offering a faster service to Paddington (2 hours 7 minutes). In addition, Junction 30 on the M5 is to the east of the city as is Exeter International Airport. There is a wide choice of local schools both from the independent and state sectors including Exeter School, The Maynard and Exeter Cathedral School, which are all within walking distance. Blundell's School in Tiverton offers a daily bus service from Exeter.



Computer generated image



## Mol's House

Ever since the late Middle Ages, few have had the rare privilege of waking each day to an uninterrupted, south-facing view of Exeter Cathedral, a breathtaking masterpiece of Gothic architecture. The building, known locally as Mol's Coffee House, offers a panoramic outlook across the serene expanse of Cathedral Green, showcasing the full grandeur of the Cathedral and the picturesque uplands of the Exe Valley beyond. This enchanting property, nestled charmingly between a quaint church on one side and another elegant Tudor building on the other, is a magnificent 16th-century timber-framed townhouse with three impressive storeys. Its distinctive, white-painted façade is beautifully adorned with two striking oriel windows apiece on its first and second floors, while a full-width timber balcony graces the third, adding to the home's undeniable charm and character. Throughout its rich history, this building has served various purposes, from an ecclesiastical college to a thriving commercial establishment. Now, the ground floor and basement continue as a shop (1 Cathedral Close), but the upper three floors have been exquisitely refurbished to an exceptionally high standard, creating a stunning two/three-bedroom townhouse (now registered as Mol's House). This remarkable transformation seamlessly blends the building's captivating history and original features with a sensitively modernised interior, resulting in a truly extraordinary home.





On the first floor, a grand reception room awaits, complete with a stately fireplace, two wide window seats, and elegant oak-paneled walls adorned with the intricate coats of arms of Devon nobility. The second floor boasts the luxurious principal bedroom with its own ensuite shower room, as well as a second spacious double bedroom and adjacent bathroom. The crowning glory of the house is the top floor a spectacular combined living room and kitchen with a soaring vaulted ceiling, beautifully exposed roof timbers, windows on all four sides, and access to a full-width timber balcony that offers a sweeping, uninterrupted view. This room is finished with pale oak LVT flooring, a characterful fireplace housing the original range (not commissioned), and bespoke timber kitchen units featuring top-of-the-line Siemens studioLine appliances and elegant quartz work surfaces.

## Outside

The property is accessed via a shared passageway, leading to a private entrance that opens onto a delightful, high-walled courtyard garden. This tranquil oasis is thoughtfully landscaped with a York stone paved path and seating area, bordered by raised beds bursting with a vibrant array of flowering shrubs and perennials that form a lush, 'jungle' style tapestry of rich, dark foliage punctuated by delicate white blooms. A bespoke staircase, crafted from green oak and cleverly screened for privacy, leads up to the front door, with a green oak bin store and a convenient folding bicycle storage area discreetly tucked beneath the staircase.

## History

Given its location near the Cathedral, there has probably been a building on the site for over 1,000 years. In 1410 it was granted to the Cathedral's chantry priests to use as a residence, known as the Annuellars' College. It was subsequently disbanded during the Reformation of the 1530s, when it fell into private ownership. In 1596 the building was totally remodelled, probably by John Dyer, a wealthy Exeter yeoman, for use as the city's Custom House. In 1726 it opened as possibly the first coffee house in the UK, called Mol's after its first proprietor, Mary Wildy, and was then run exclusively by women until it closed in 1829.



## Services

Mains water, electricity and drainage. Electric central heating via cast iron radiators.

## Directions (Postcode: EX1 1EU)

**What3Words:** pump.blaze.robe

Due to the central, city centre location of the property it has no dedicated car parking. When viewing it is best to park in one of the city centre car parks and then approach the property on foot. The closest is the Guildhall Car Park (EX4 3HP / What3Words: darker.held.cheat). From the car park exit onto Queen Street. Walk southeast, continuing onto Martin's Lane after 140 yards. After 50 yards turn left onto Catherine Street. Walk for about 25 yards past St. Martin's Church and then enter the shared access passage with Drake's Coffee House. The entrance to the property will be found on the right after about 10 yards.

## Property information

**Tenure:** Freehold

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

**Council Tax:** Band TBC

**EPC Rating:** TBC

**Guide Price:** £000,000

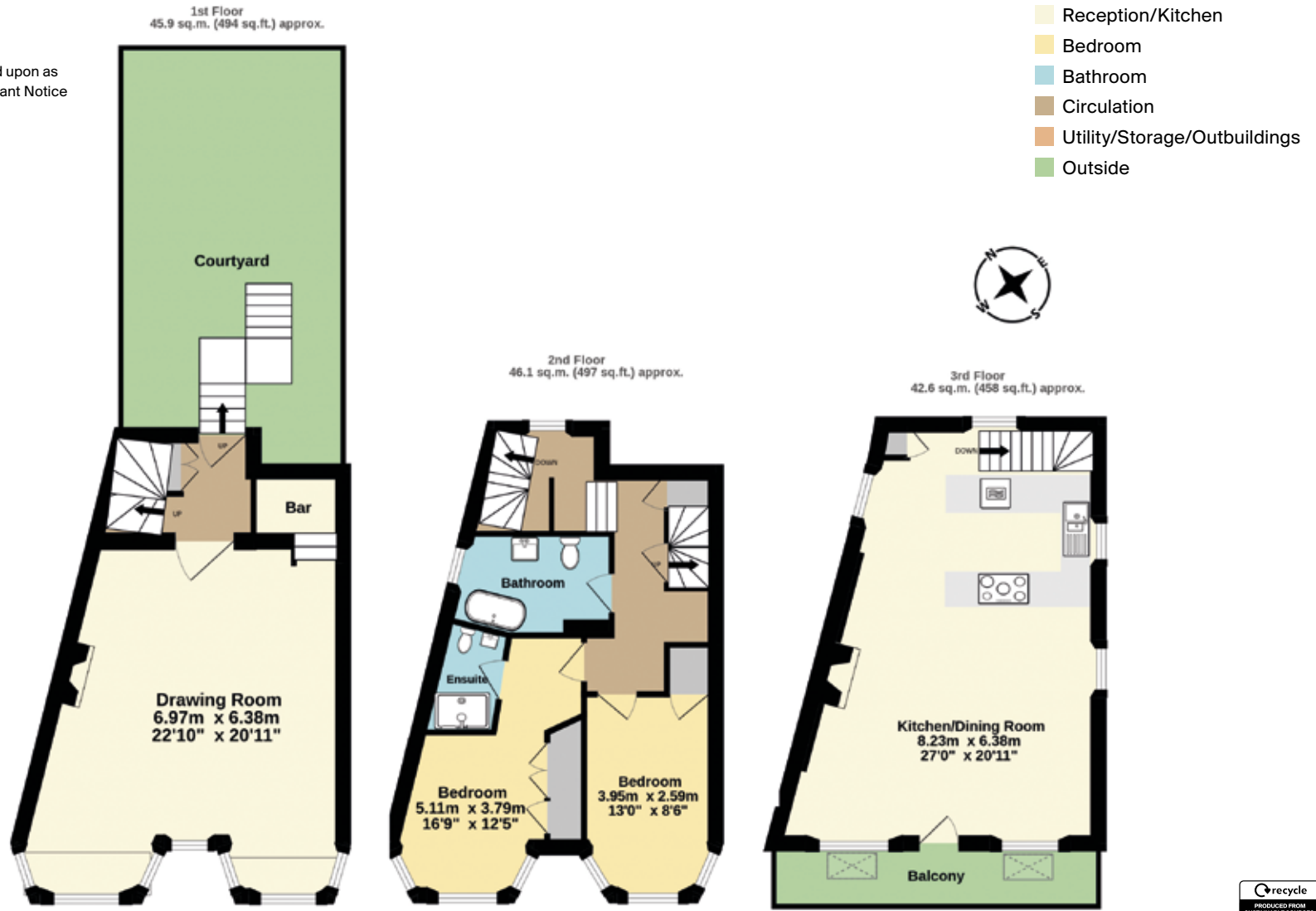




## Approximate Gross Internal Floor Area

134.6 sq m (1449 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.



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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