

ST | MARGARET'S

PERIOD PROPERTIES
REIMAGINED
FOR
MODERN LIVING

A perfect blend of old and new
in one of Exeter's most sought
after locations.

St Margaret's Residences, Magdalen Rd, Exeter, EX2 4BJ



The Music Rooms



Newberry Lodge

History within its walls
St. Margaret's School

Georgian high ceilings with delicate coving, marble fireplaces, and Edwardian stained-glass windows are just a few of the original features that make St Margaret's Residences unlike any other.

A PRIVATE HAVEN IN THE HEART OF THE CITY

Originally built as single houses, the site was acquired by St Margaret's and converted into a school in the 1920s, which welcomed local pupils through its doors well into the 21st century.

Now entering the historic site's latest chapter, St Margaret's is returning to its original use as Exeter-based developer Grenadier begins redeveloping the Grade II and Grade II* listed buildings into new energy efficient homes for the area.

The redevelopment aims to celebrate, preserve and sensitively restore features reminiscent of the eras through which St Margaret's has evolved: including the Georgian high ceilings with delicate coving, elegant staircases and marble fireplaces, as well as the Edwardian stained-glass windows and ornate Ironwork banisters.

Challenging the myth that historic listed buildings can't compete with the efficiency of new-build homes, St Margaret's Residences is leading by example and setting a new benchmark for period homes.



Grenadier has worked hard to ensure that the balance between period features and modern living expectations is maintained to a high-quality.

THE APARTMENTS AND TOWNHOUSES

Striking the balance between high-quality and efficient energy performance, St Margaret's Residences will adapt to meet the highest modern living standards without compromising the historic character by using the latest in building techniques and technology.

St Margaret's homes will use natural, breathable wall, floor and roof insulation to minimise heat loss, and innovative upgrades to the original sash windows will ensure they maintain their historic character and are draft proof.

A sustainable low-energy ground source heat pump will provide heating and hot water at St Margaret's Residences so the ambient and comfortable temperatures usually associated with new-build properties can be enjoyed.





HIGH-QUALITY, ENERGY EFFICIENT HOMES

The St Margaret's development will restore a well-loved site in the area and bring it back to life, improving the local surroundings and environment at the same time.

Maintaining the historic integrity of the site and celebrating the existing iconic architectural features has been a key focus for designers while simultaneously incorporating subtle changes to the building which will ensure the properties match the energy efficiencies of a new-build.



St Margaret's Residences
Seamlessly marrying the period features of the buildings, with all the comforts of modern living.



The new homes created at St Margaret's Residences will attract new residents to the area, enhancing the local economy and bring fresh energy to the already vibrant community.

Opportunities to purchase properties in the area are few and far between, and St Margaret's Residences provides prospective homeowners with a choice of high-quality, energy efficient apartments and townhouses which seamlessly marry the period features of the buildings, with all the comforts of modern living.

**On your doorstep
Eateries and independant shops**

St Margaret's Residences is a peaceful, leafy community providing a private haven in the heart of the city.



Views of Dartmoor National

A PRIVATE HAVEN IN THE HEART OF THE CITY

Close to the vibrant Magdalen Village, St Leonard's is one of the most sought-after areas of the cathedral city of Exeter, with good access to the bustling city centre and quayside.

The area has a strong sense of community, with plenty of local independent shops, facilities and open spaces for residents and visitors alike to explore.

St Margaret's Residences is a peaceful, leafy community providing a private haven in the heart of the city. With private parking and communal gardens, St Margaret's offers an exclusive feel within an inclusive community.



Grocer on the Green



Artisan Coffee Houses



Uprising Bakery



Magdalen Road

A short walk from a flourishing array of independent shops, schools, healthcare services, and fitness and leisure centres.

The University of Exeter is less than two miles away



A short walk from a flourishing array of independent shops including a butchers, bakery, fishmongers and greengrocers, the area also offers a wealth of restaurants, bars and artisan coffee shops. Nearby, Waitrose is the local supermarket serving the area.

The local community benefits from a variety of health and wellbeing facilities, as well as sports, fitness and leisure centres.

A number of private and public health services are nearby, including dental practices and medical specialists, while the Royal Devon and Exeter Hospital is less than five-minutes way.

The prestigious Exeter School is a two-minute walk away and offers academic, cultural, sporting and wide extra-curricular provision for children between the ages of seven and 18.

St Leonard's Academy is a short distance from St Margaret's Residences for secondary school pupils and serves the local area. Meanwhile, a number of independent nurseries and pre-schools welcome younger children.

The University of Exeter is less than two miles away for students moving onto higher education. A member of the Russell Group of leading research-intensive universities the university has more than 20,000 students from around the world.



Exeter Cathedral and green

Exeter Quayside



Exeter High Street



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STAY CONNECTED TO THE CITY

St Margaret's Residences is situated off the main thoroughfare in and out of Exeter, meaning the M5 is easily accessible for residents.

Exeter Central and Exeter Saint David's train stations operate lines connecting the city to the rest of the UK, while Exeter Airport is just a twenty-minute drive away offering connections to a number of international destinations as well as domestic flights.

Bus routes serve the Magdalen Road development with access around the city, while Exeter is a cycle-friendly city with numerous cycle routes and lanes and most destinations around the city are just a 30-minute ride away.



Sustainability is at the heart of every Grenadier development
Ground source heat pumps, solar panels and electric-vehicle charging points will be incorporated into St Margaret's Residences.



INTRODUCING SUSTAINABLE DESIGN

Sustainability is at the heart of every Grenadier development, and St Margaret's Residences is no exception with the use of multiple renewable energy sources and sustainable materials which benefit both the residents and the environment.

Ground-source heat pumps will be introduced to supply sustainable heating and hot water for residents, while solar panels will be incorporated seamlessly into the roofs to preserve the character of the buildings and provide households with renewable energy.

Using local materials and working with local contractors wherever possible minimises the carbon footprint of the development and supports local businesses.

As the environment takes centre stage, St Margaret's Residences is prepared for the rising popularity of electric cars, with electric car charging points for the residents to use, and capacity for more to be added as popularity grows.

Find out more at: www.stmargaretsresidences.co.uk



A DEVELOPER LIKE NO OTHER

Grenadier prides itself on pushing the boundaries of sustainability to deliver projects that not only benefit homeowners and the community, but also the wider environment.

Using innovative technologies, designs and materials, the Exeter-based company endeavours to reduce CO2 emissions, and landfill waste for every development.

With a healthy and successful portfolio of high-quality eco-friendly projects and a number of exciting new projects in the pipeline, Grenadier is well versed in delivering commercially viable projects which maximise environmental efficiency – leading the way for other developers to follow suit.

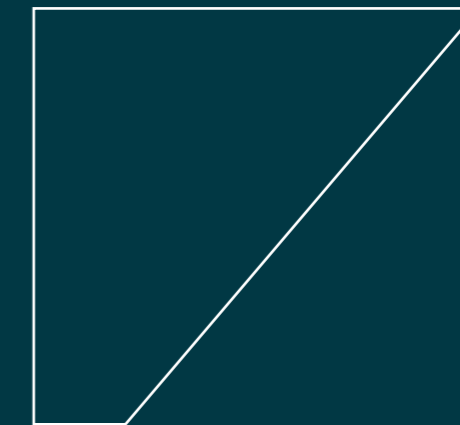
Find out more at: www.grenadierestates.co.uk

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All computer generated images are for illustrative purposes only. The images in this brochure give a good indication of the quality of finish you can expect, but they do not represent the specification of any particular home. See individual property details for more information.





GRENADIER