



## Birchy Barton Hill, Exeter, EX1 3EX

£575,000

A beautifully presented 4-bed detached 1930s family home, this property combines character charm, modern updates with a neutral and calm décor throughout, along with excellent outdoor space. Driveway, garage, elevated views, and proximity to schools and transport make it a standout.

**Winkworth**

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## The Property:

Steps down to the front garden and property entrance, leading into the open hallway with understairs storage.

**Kitchen.** A beautifully presented contemporary kitchen featuring sleek cream cupboards paired with solid oak worktops, creating a bright yet homely atmosphere. At the centre is a stylish island with a breakfast bar, offering additional prep space, seating for casual dining, and storage underneath. The kitchen is equipped with designated space for white goods, and modern splashbacks that complement the clean design. A large cupboard houses the Worcester combination boiler, with an external door providing direct access to the side of the property, adding to the home's overall convenience and functionality. A practical and inviting space, ideal for both everyday family life and entertaining.

**Dining Room.** The impressive dining room is filled with natural light and thoughtfully designed for both everyday living and entertaining. A striking feature window offers panoramic greenbelt views, while French doors open directly onto an extensive decked balcony, extending the living space outdoors—ideal for summer dining or evening drinks. The room boasts solid wood flooring, neutral decor, and ample room for a large dining table.

**Living Room.** A bright and serene living space designed to maximise comfort and capture the view. This beautifully presented room features neutral decor, solid wood flooring, and a large picture window that frames stunning vistas over the surrounding treetops. An electric wood-burning effect stove with a rustic timber mantel provides a charming focal point, perfect for cosy evenings. With ample space for two large sofas, this room is perfectly suited for both relaxing evenings and entertaining guests, offering a comfortable and versatile living area.

**Bedroom One.** A bright and well-proportioned bedroom featuring a full wall of fitted wardrobes offering excellent storage and a clean, built-in look. The room is finished with warm wooden flooring and soft neutral decor, creating a calm and inviting atmosphere. A large triple window allows in plenty of natural light while offering a pleasant garden outlook.

**Bathroom.** Fully tiled family bathroom with panelled bath, overhead shower, pedestal basin, low-level WC, heated towel rail, contrasting floor tiles with underfloor heating, mirrored cabinet, and frosted window.

**Bedroom Two and Bedroom Three.** Two double bedrooms with large windows flooding the rooms with natural light featuring fresh neutral decor and plush carpeting. The sloped ceilings add character, making these bedrooms a cozy retreat. Bedroom Two includes access to a generous eaves' storage area, ideal for keeping belongings tucked away neatly.

**Bedroom Four.** A well-proportioned single bedroom with a Velux window, filling the space with natural light. Currently used as a double office, this flexible room adds valuable versatility to the home and includes access to a further generous eaves storage area.

**Upstairs Bathroom.** A bright and modern shower room featuring a spacious walk-in shower, low-level WC, sleek vanity unit with storage, and mirrored cabinet. A Velux window allows natural light to pour in, enhancing the fresh, contemporary feel of the space.

**Outside.** The front garden offers a delightful, low-maintenance space featuring a paved seating area and raised beds with mature planting—ideal for enjoying a morning coffee or relaxed alfresco dining. The property also includes an electric vehicle charging point—ideal for modern, eco-conscious living.

**Rear.** A stunning and expansive decked balcony offering the perfect setting for outdoor entertaining, with ample seating space and breathtaking panoramic views across to Haldon Belvedere. Ideal for alfresco dining or unwinding in privacy while enjoying spectacular sunsets. Below, the beautifully landscaped rear garden features tiered lawns, mature apple and pear trees, and well-established planting, creating a peaceful and private retreat that perfectly complements the home's charm and lifestyle.

**Parking and Garage.** Spacious gated driveway offering ample parking for multiple vehicles, ideal for families or guests. This generous driveway provides easy access and convenience, enhancing the property's practicality and curb appeal. A fantastic garage space with the added benefit of electricity, providing excellent versatility for parking, storage, or a home workshop, with the benefit of an electric roller door.



## At a Glance

Detached Home  
 Elevated Location with Stunning Views  
 Kitchen  
 Sitting Room  
 Dining Room with French Doors  
 Four Bedrooms  
 Family Bathroom and Shower Room  
 Fantastic Garden  
 Garage and Driveway Parking

## PROPERTY INFORMATION:

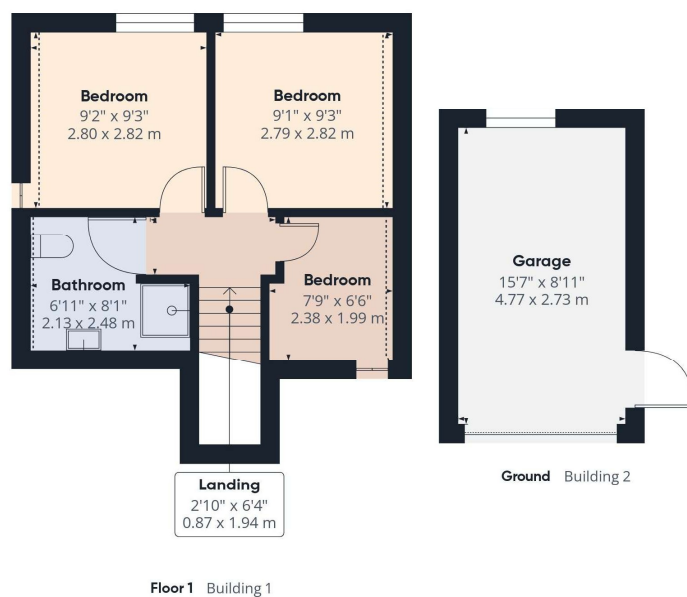
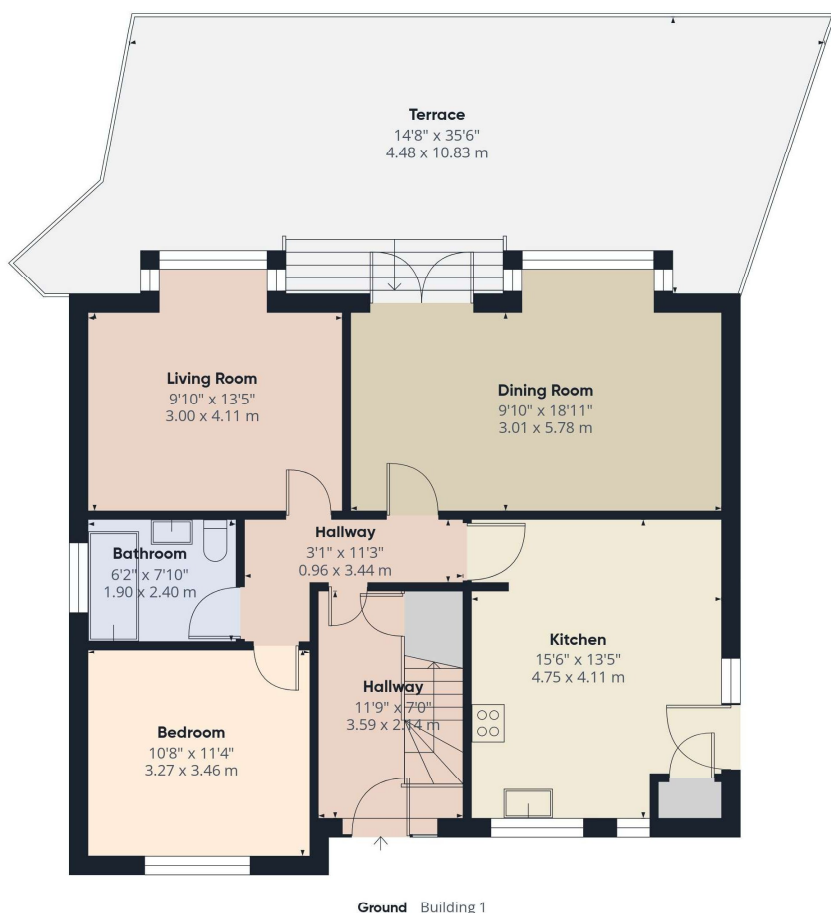
Freehold

Council tax Band: E

Mains electric, gas, water and drainage.

Broadband - Ultrafast - 1800Mps - 220Mps

Mobile - Signal dependant on provider



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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