



New North Road, Exeter, EX4 4HH

£ 480,000

Nestled in the heart of Exeter, Bury Meadow Lodge is a distinguished detached residence that seamlessly combines historical elegance with modern comfort. This two bedroom freehold home offers a unique opportunity to own a piece of Exeter's rich heritage while enjoying the benefits of contemporary living.

Winkworth

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Description....

Positioned in an enviable location of Bury Meadow Park, this striking detached Tudor Gothic-style residence dates back to the 1850s and beautifully blends period elegance with thoughtful modern touches. Set in a peaceful and picturesque corner of central Exeter, this unique property offers bright, spacious, and versatile accommodation with a wealth of original character features throughout.

The Property:

Stepping inside, the home immediately impresses with its arched stone-pointed entrance and traditional plank-and-cover door, opening into a welcoming triple-aspect lounge. This principal reception room is enhanced by solid wooden flooring, a charming cast iron fireplace with decorative detailing, and an abundance of natural light.

The generous dining room, ideal for entertaining, features a wide bay window, rich wooden flooring, and a striking arched opening that flows through to the kitchen. The kitchen itself is fitted with stylish Shaker-style wall and base units, complemented by quality worktops, an inset composite sink, and a full range of integrated appliances. A solid wooden staircase rises from the kitchen to the first-floor landing, with a useful storage cupboard below.

Accessed via French doors from a private courtyard, the property also features a flexible studio with built-in storage—perfect as a guest suite, home office, or creative space. This area benefits from an adjoining shower room, offering a practical and private additional living area.

Upstairs, the first floor comprises two spacious double bedrooms, both enjoying vaulted ceilings, exposed beams, and solid wood flooring. The principal bedroom is further enhanced by bespoke built-in wardrobes.

A stylish shower room completes the accommodation, combining traditional touches with contemporary fittings with step-in shower with sliding glass screen.

Externally, the home offers a charming stone-paved courtyard garden—low-maintenance and perfect for alfresco dining or entertaining. A private driveway accessed from Woodbine Terrace provides off-road parking, a rare and valuable feature for such a central location.

Bury Meadow Lodge occupies a highly sought-after position within easy reach of Exeter's vibrant city centre, local shops, excellent schools, Exeter University and Exeter College and convenient transport links including a short distance to Exeter St Davids. The combination of period architecture, versatile

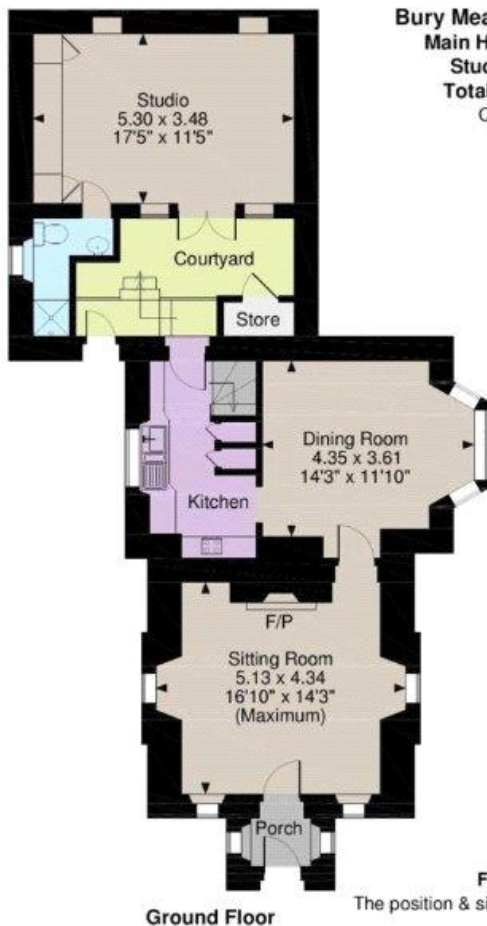


At a Glance....

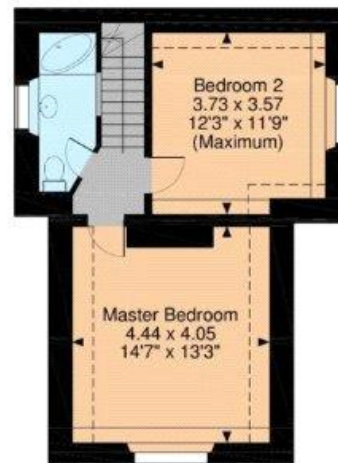
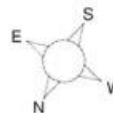
Beautiful Detached Grade II Listed Lodge
 Two Double Bedrooms
 Studio with Shower Room
 Sitting Room with Feature Fireplace
 Bespoke Fitted Kitchen with Integral Appliances
 Spacious Dining Room
 Two Double Bedrooms
 Shower Room
 Patio Garden
 Driveway Parking
 NO CHAIN

PROPERTY INFORMATION:

Freehold
 Council Tax Band: D
 Mains Electric, Gas, Water and Drainage
 Broadband: Ultrafast 1800 Mbps 220 Mbps
 Mobile: We understand that full mobile coverage is available (checked on Ofcom)



Bury Meadow Lodge, New North Road, Exeter
Main House internal area 881 sq ft (82 sq m)
Studio internal area 233 sq ft (22 sq m)
Total internal area 1,114 sq ft (103 sq m)
 Quoted Area Excludes 'External Store'



First Floor

Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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