



1 Crossmead Villas









# 1 Crossmead Villas

Exeter, Devon, EX2 9PU

Exeter Cathedral (1.6 Miles), St Thomas Station (1 Mile)

A distinguished Grade II listed Georgian detached house, combining refined period character with modern living, set in an elevated position overlooking Exeter city.

- Grade II listed
- Driveway providing parking
- Elevated city-edge position
- Annex potential
- Freehold
- Four double bedrooms
- No onward chain
- Views across the City
- Private garden
- Council tax band: F

Guide Price £900,000

## Stags Exeter

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## SITUATION

Crossmead Villas lies within the popular Higher St Thomas area of Exeter, conveniently positioned just over a mile from the city centre. The location offers easy access to a wide range of local amenities, including everyday facilities along Cowick Street and shopping and leisure options at nearby retail parks. Exeter's historic city centre, quayside and cultural attractions are readily accessible, while the surrounding Devon countryside is close at hand.

Exeter benefits from excellent transport links with multiple mainline railway stations, direct road access to the A30 and M5, and Exeter International Airport within easy reach. The area is also well served by both state and private schools, further education colleges and the University of Exeter.

## DESCRIPTION

A fine Grade II listed Georgian detached residence, occupying an elevated position on the western edge of Exeter, enjoying far-reaching views across the city and offering an impressive balance of elegant period architecture and contemporary living. The property provides generous and versatile accommodation arranged over three floors, including four double bedrooms, multiple reception rooms and lower ground floor rooms with scope to create a self-contained annex, subject to the necessary consents.

The house retains a wealth of classic Georgian features including high ceilings, large sash windows and well-proportioned rooms, all complemented by tasteful modern enhancements suited to a property of this calibre. Off-street parking for several vehicles and a private garden complete this particularly attractive city-edge home.







## ACCOMMODATION

The property is approached via an entrance leading into a welcoming reception hall, from which the principal living spaces flow. There are three well-proportioned reception rooms offering flexibility for family living, formal entertaining and home working. These include an elegant sitting room with generous natural light, a formal dining room and a further reception room ideal as a study or snug. Also on this level is a contemporary shower room and a spacious, modern kitchen/breakfast room fitted with sleek units, integrated appliances and underfloor heating, providing an excellent everyday living space.

The first floor offers four impressive double bedrooms, all enjoying good ceiling heights and fitted storage. A luxurious family bathroom with underfloor heating serves this level, fitted with a modern suite and designed as a relaxing, spa-style space.

The lower ground floor provides two additional rooms currently arranged as a utility room and a home gym. Additionally, there are two separate store rooms, offering extra convenience. This level offers excellent potential to be adapted into a self-contained annex, benefiting from a degree of separation from the main accommodation, subject to any necessary consents.

## OUTSIDE

To the front of the property is a driveway providing off-street parking for several vehicles. The rear garden offers a private and sheltered outdoor space, with a patio area ideal for entertaining and areas of lawn and planting. In addition to this, the garden houses an outside toilet. From its elevated position, the property enjoys attractive views across Exeter, creating a particularly pleasant setting for outdoor enjoyment.

## SERVICES

Utilities: Mains electric, mains gas, mains water, telephone and broadband

Drainage: Mains drainage

Heating: Gas central heating.

Tenure: Freehold

EPC: D(55)

Council tax band: F

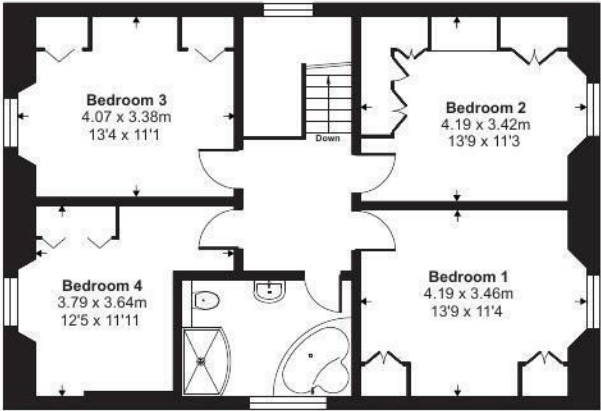
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).



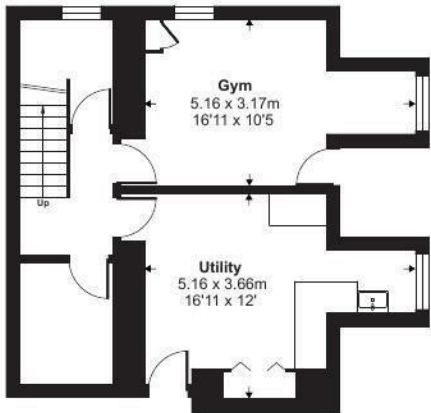
Approximate Area = 2465 sq ft / 229 sq m  
Outbuilding = 12 sq ft / 1.1 sq m  
Total = 2477 sq ft / 230.1 sq m

For identification only - Not to scale

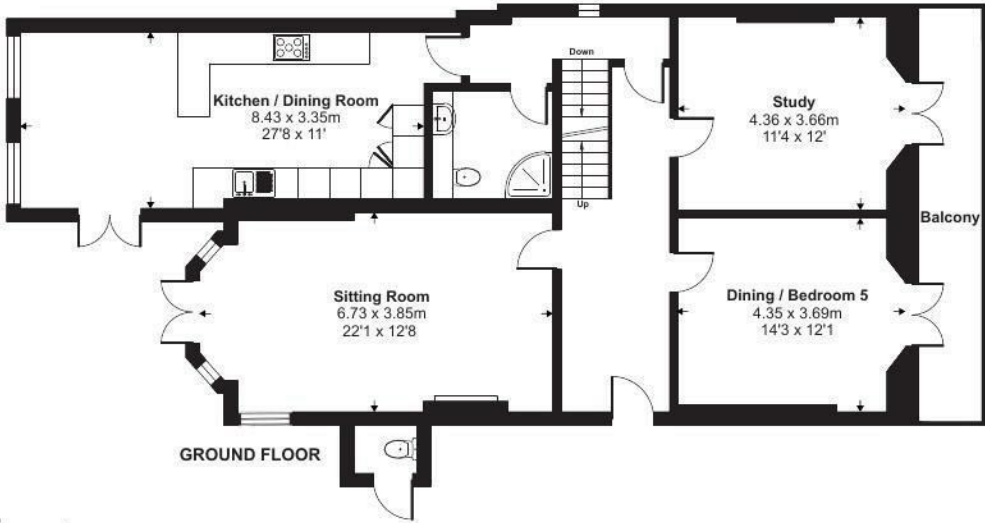
Denotes restricted  
head height



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1389131



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC







