



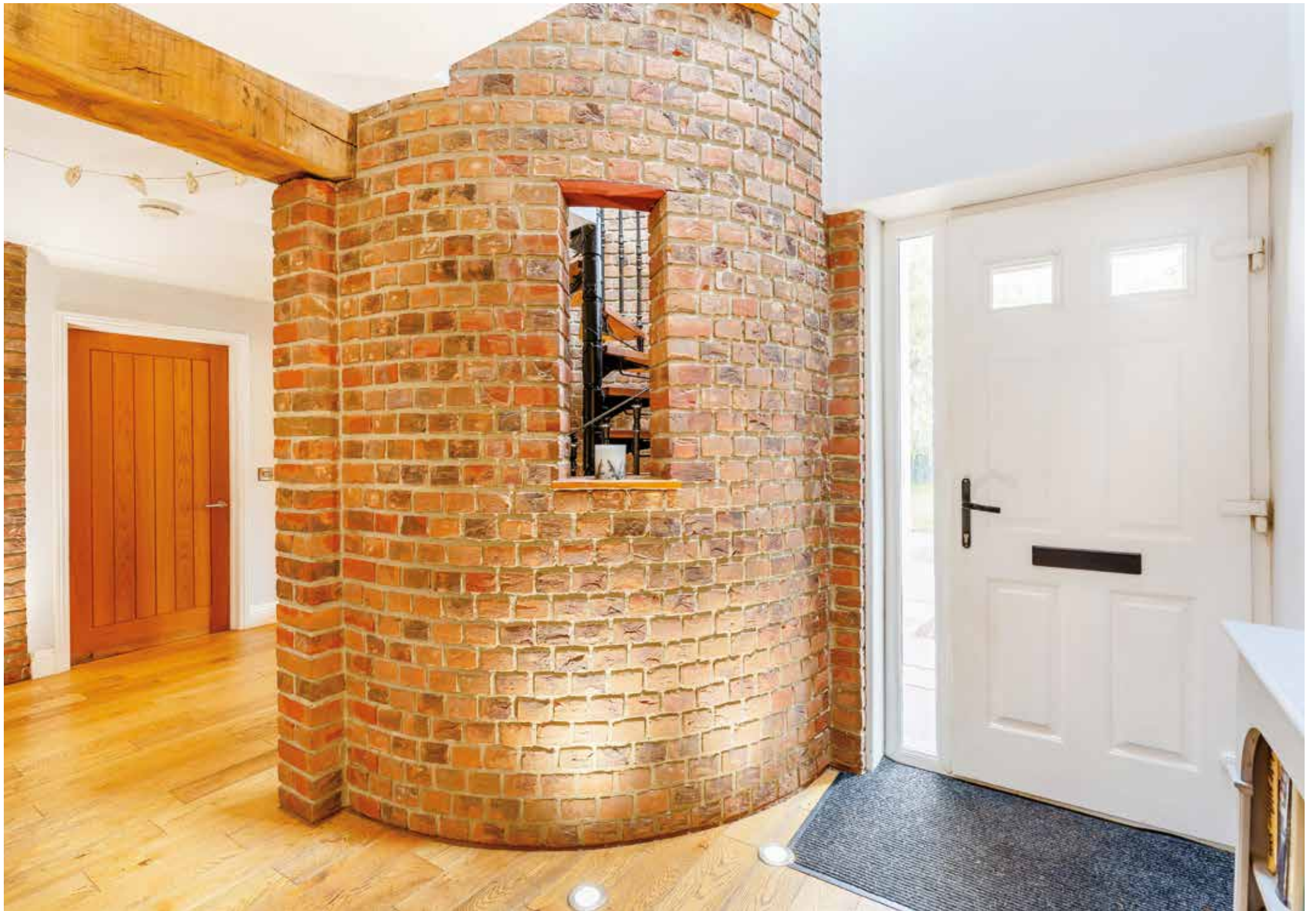
Elmstead House
Kennerleigh | Crediton | Devon | EX17 4RS

ELMSTEAD HOUSE



An individually built modern detached home set in beautiful countryside. This fantastic property has a unique entrance hallway with a curved brick wall which encapsulates a striking spiral staircase leading to the galleried landing. Other features include a stunning dining room with vaulted ceiling.







KEY FEATURES

An individually built modern detached home located within a small hamlet tucked away in beautiful countryside. This fantastic property has a unique entrance hallway with a curved brick wall which encapsulates a striking spiral staircase leading to the galleried landing. Other features include a stunning dining room with vaulted ceiling.

The large front garden provides the perfect welcome as you approach the property, with level lawn and beautiful mature willow tree providing an attractive outlook from within the property. A driveway leads from the gate at the entrance of the garden to a double garage.

The curved entrance hallway opens to reveal a statement spiral staircase cleverly highlighted by spotlights at the base of the stairway. The staircase leads up to an open galleried landing. The walls opposite echoes this curve and reveals the thoughtful attention to detail seen throughout this home. A downstairs cloakroom, kitchen and reception room lead off the hallway through glazed wooden doors.

The spacious kitchen has ample room for a large central island and breakfast bar, which incorporates a sink, an integral dishwasher and wine cooler. There is also a double Bosch oven and gas hob. A door leads to the utility room with space for a large American style fridge and freezer, and an internal door opens into the integral double garage. A large opening from the kitchen leads through to the beautiful dining room which is flooded with natural light through the tall windows that extend into the peak of the vaulted ceiling. Glazed French doors allow access to the rear garden which has views of the field beyond.

From the hallway glazed French doors open into the spacious dual aspect reception room, which has French doors opening onto the front garden and glimpses the church beyond. There is another sizable window with equally large storage window seat beneath. Two built-in and backlit bookcases frame a statement brick fireplace and wood burner, adding a cosy feel to a sizeable room.

A study/office is also located on the ground floor with plenty of space for a desk and office storage.





SELLER INSIGHT

“ Elmstead House has been our family home for the last 20 years and has seen our young family grow, mature, and leave home. But now is the time to start a new chapter in our lives where we no longer need a family home quite as large as Elmstead House.

We bought 'Elmstead' (which was its name when we bought it in 2002 as a rundown wooden bungalow) without stepping inside the property. We simply fell in love with the garden at first sight! Elmstead's position in the village and its garden with dreamy weeping willows, and the possibility of building a new family home, was enough to convince us that this was the place for us. In fact, we were pretty much sold on buying the property as a result of our first journey from Crediton to Kennerleigh, from viewing the beautiful Devon hedgerows bursting with spring flowers. Elmstead House is situated in a beautiful hamlet surrounded by rolling Devon hills, thatched cottages, a community-run shop and a church.

When we first bought Elmstead, it was a small 2 bedroom wooden bungalow which was infested with ants and had a leaking kitchen sink. That summer, we had a great time enjoying the garden with our children and planning and designing our new build home to suit the growing needs of our expanding family. We didn't want to just build a 'box' or something purely functional, we wanted a bespoke family home full of character.

There is a back gate to our property which leads directly onto a farm lane and various footpaths leading to open fields and woodland walks. In the spring, bluebells can be seen bowing their heavy heads in the breeze amongst the undergrowth in Kennerleigh woods. A great place for dog walking and spotting wildlife.

Going in the other direction from the back gate is a short walk to the village hall and shop. This was a well-trodden path when our children were young as it meant that they were able to go to the shop safely and independently along the back lane and therefore avoid any traffic passing through the village.

What else do we love about Elmstead House? The kitchen is always the hub of any home and in Elmstead House there is plenty of room for family gatherings or home dining with friends, and of course, children's birthday parties. The outside space in the garden has also been a bonus. It is a place to play, relax, enjoy the tranquillity of nature and have fun times with our family and friends. And of course, in contrast to warm sunny days in the garden, are cosy evenings spent in front of the wood burner, especially at Christmas. The lounge is a great place to snuggle in and batten down the hatches on blustery days and wintery evenings.

Each and every one of us has fond memories of the years spent at Elmstead House. We feel sure that its new owners will too.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The wide and spacious first floor landing offers a clear view of the entrance hall from the galleried landing above and holds enough space at the far end for a cosy book nook, additional seating, or an additional office space.

The spacious main bedroom suite also features a curved corner as it leads you to the en-suite shower room and walk-in wardrobe. There is plenty of space at the end of this sizeable room for a double bed which is bathed in natural light from the dual windows.

The fully tiled family bathroom features a luxurious jacuzzi bath with inset spotlights around the base of the bath and along the base of the large vanity unit. This room also houses a WC, and tucked neatly in the corner is a shower.

There are 4 further bedrooms, all with built in wardrobes. The built-in wardrobe in bedroom 2 has the possibility of being converted into an en-suite as it is located with relatively easy access to plumbing.











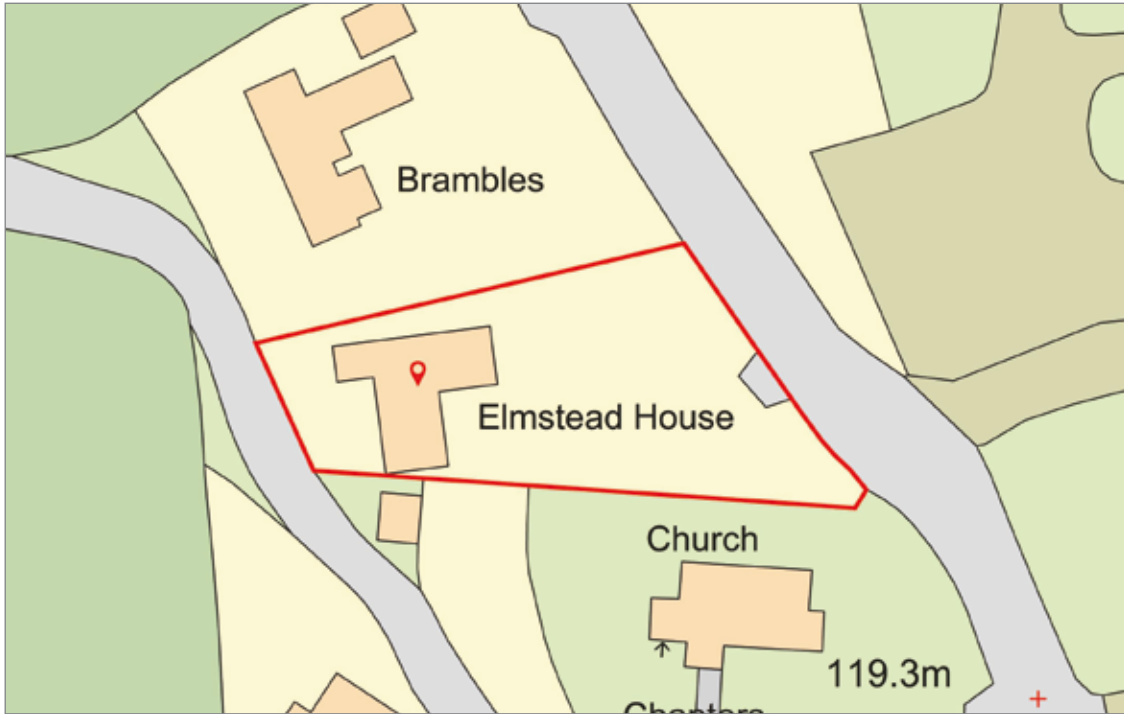


Outside, a gated entrance opens into the front garden, which has a beautiful mature willow tree, level lawn and a driveway which opens onto a parking area and leads to the double garage.

The rear garden has a level lawn, and a raised decking area which leads to a treehouse that has been built around two beautiful mature trees. Steps lead down to a sun terrace with ample space for plenty of outdoor entertaining.







INFORMATION

Area Description:

Nestled in the heart of the picturesque Devon countryside, the charming hamlet of Kennerleigh offers idyllic rural living. With stunning vistas stretching across rolling green hills and a sense of peace and tranquillity. Whether you prefer to spend your days exploring the surrounding woodlands, fishing in the River Taw, popping to the local community run shop or simply enjoying the local hospitality at one of the many traditional pubs and restaurants, Kennerleigh is the ideal location for those who crave an escape from the hustle and bustle of modern life.

Services

Mains Electricity and Water, Biodigester drainage system and Oil fired central heating.

Local Authority

Mid Devon District Council
Council Tax Band F



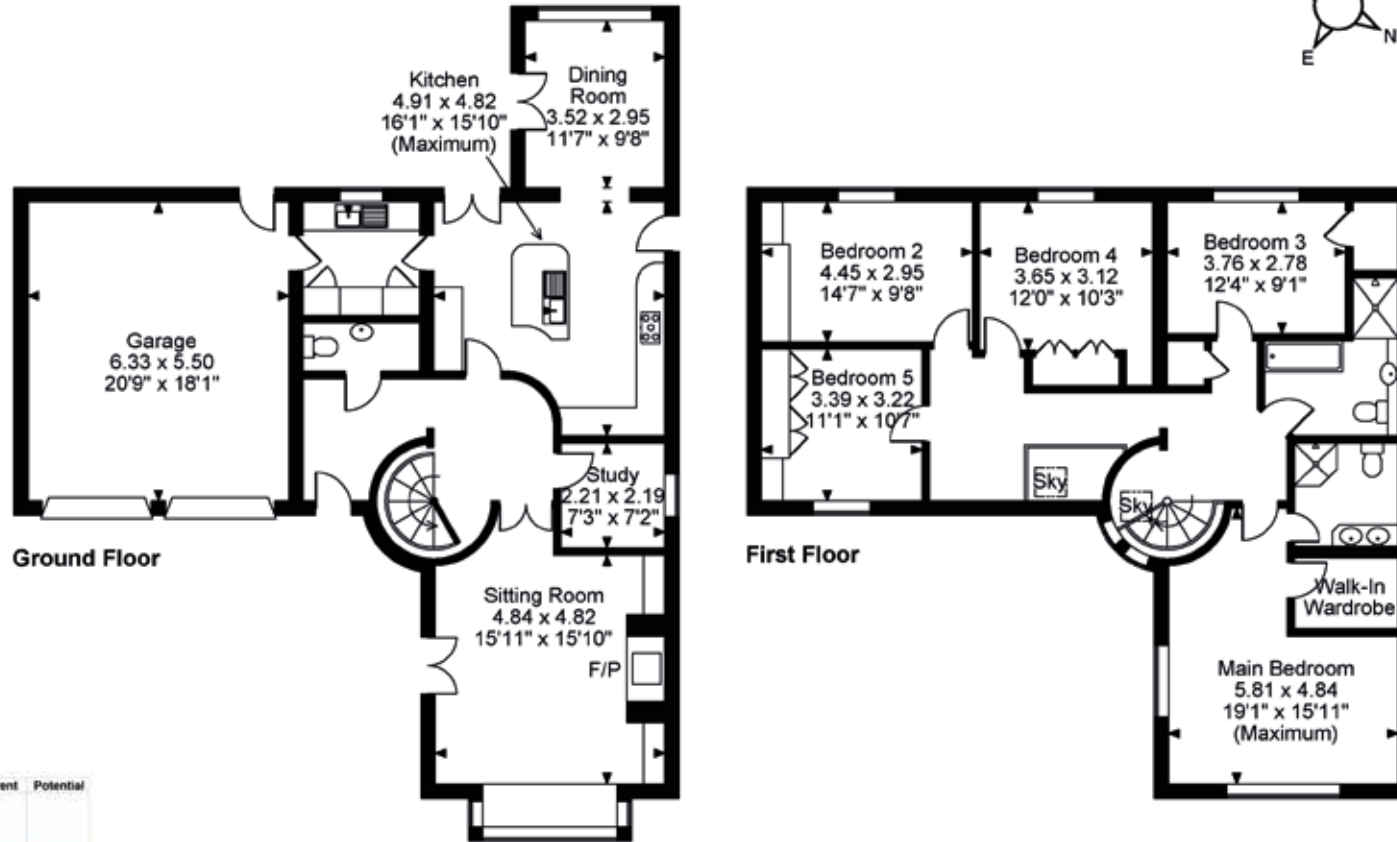
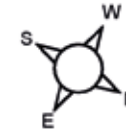
Elmstead House, Kennerleigh, Credenon

Approximate Gross Internal Area

Main House = 2199 Sq Ft/204 Sq M

Garage = 373 Sq Ft/35 Sq M

Total = 2572 Sq Ft/239 Sq M



Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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