



High Garden  
Kenton | Exeter | Devon | EX6 8NJ

# HIGH GARDEN

*An enchanting five bedroom detached home with charming character and crafted from local materials is nestled amidst stunning rural views and sits within 4.8 acres of beautiful gardens, a paddock and a former plant nursery. It is located in the sought after village of Kenton*







# KEY FEATURES

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## **Agricultural Occupancy Condition**

This property offers business opportunities, in line with the Agricultural Occupancy Condition. There is great potential to expand the former nursery even further, or to obtain consent for a variety of business uses including the possibility of establishing a stunning wedding venue. At the top of the garden, a level paddock with a large polytunnel provides ample space and flexibility for various business ventures. The nursery benefits from its own private driveway and a sizable parking area, ensuring convenient access and operation.

## **Main Features:**

Built approximately 20 years ago by the current owners, this beautiful, spacious and characterful home incorporates as many local materials as possible, including Green Oak beams and Quantock stonework. The gardens are regularly featured in the National Garden Scheme, showcasing their exceptional beauty. They provide stunning and serene views from the property, with the picturesque backdrop of rural countryside beyond.

Upon entering the property, you are greeted with a striking and spacious double-height entrance hallway with a galleried landing. There is plentiful practical storage space underneath the stairs and additional built-in storage. There are two ground floor bedrooms, one of which is currently arranged as a study.

The heart of the home is the spacious open plan kitchen and dining room with solid oak doors that connect through to the sitting room and a glazed bay seating area with French doors extends into the garden, providing the perfect space to view the stunning and tranquil grounds.

The high-quality hand-built kitchen has solid wood cabinets, granite worktops and a Belfast style sink. Appliances include a Heritage range and integrated dishwasher, along with a walk-in larder. A large central island provides additional worktop space and storage. The dining area offers ample space for a large table and chairs. Solid oak doors provide a seamless connection to the sitting room, with the option to close off the two rooms.

The utility room provides yet further storage, as well as space and plumbing for a washing machine and tumble drier. It also includes a downstairs cloakroom and has a rear door that provides access to the garden and the nearby kitchen garden.

Accessed from the hallway or kitchen, the sitting room features a stunning vaulted ceiling with exposed beams and a large striking fireplace. Windows and French doors run along one side of the room and into the corner, filling the room with natural light in this dual aspect room. From here, beautiful views can be enjoyed in comfort.

The first floor galleried landing has a cleverly positioned Velux window which allows light to filter down through the centre of the home.

The master bedroom suite features dual aspects and built-in storage, creating a spacious and bright retreat. Adjacent to the master bedroom is a versatile hobby room that could easily serve as a dressing room. Both rooms provide access to a balcony, which offers breathtaking rural views of Kenton and overlooks the stunning floral displays in the garden, perfect for relaxing and enjoying the scenery. A modern well-appointed en-suite shower room completes the master suite.

There are two further double bedrooms on the first floor, both with sinks and built in wardrobes. The main bathroom is well-equipped with both a bath and a walk-in shower.















# SELLER INSIGHT

“ High Garden has been a wonderful family home for over 15 years, offering peaceful rural living while remaining close to the friendly, active village. It also served as the base for our successful Plant Nursery and Gardens from 2007 to 2023.

The open-plan kitchen and living space has been the heart of family life, perfect for baking, meals, and making memories. French doors connect it to the garden, filling the space with sunlight and birdsong—skylarks often serenade us in the mornings. Summer evenings on the patio with friends are some of our favourite moments.

The sunny patio's sheltered alcove has been ideal for relaxing and outdoor dining, while the lawn offers space for children or games like cricket and frisbee. In colder months, a log burner and warm oak details create a cosy atmosphere for family gatherings or quiet evenings by the fire.

The extensive grounds have been a joy to develop into a lush, varied garden, filled with rare plants and enjoying the mild South Devon climate and high quality soil. Views over fields, Powderham woodlands, and the village add to its tranquillity.

The paddock has hosted weddings and been home to a pony, offering many possibilities. We often dreamt about how many different opportunities the garden could offer, from camping to events, festivals to animals! The triple bay garage has been versatile with many uses of the years.

The pedestrian access via a 'back gate' has been very useful. A bus stop, farm shop and village facilities are within easy walking distance on quiet roads. Kenton is a fabulous village to live in and has many group activities and a welcoming Church. Currently there is a group which is working on purchasing the Pub to be run by the community.

High Garden really is the most tranquil and peaceful space, and the most wonderful family home and gardens. We can only hope you love it as much as we do!

\* 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.











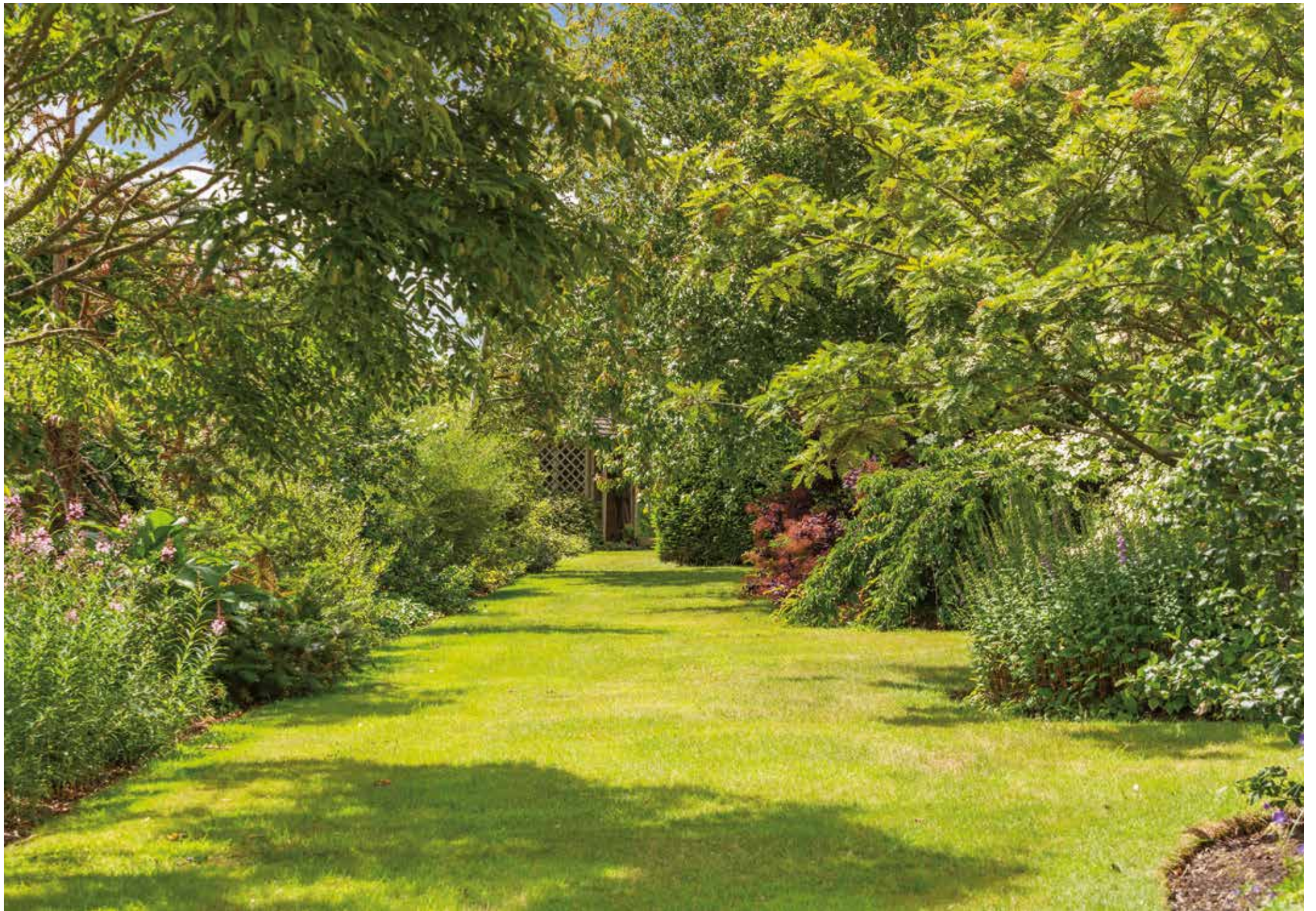


















# KEY FEATURES

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## **Parking:**

The gated entrance opens to reveal a circular gravel driveway with a detached double garage and car port, lined with beautiful planting and a pergola draped in climbing plants. A separate and private driveway leads to a large car park for access to the former nursery and paddock.

## **Gardens:**

Set in 4.8 acres, this extraordinary garden has been thoughtfully and expertly developed, featuring a rich tapestry of trees, shrubs, perennials, grasses, climbers and exotics. The clever use of foliage adds depth and texture, perfectly offsetting the seasonal floral displays. A highlight is the stunning 70 meter herbaceous border, alongside over 40 mixed beds, connected by meandering walkways.

The garden also includes a dedicated cut flower area, a productive vegetable plot and a bold tropical border. It's a vibrant, ever-changing landscape that invites you to explore and enjoy nature at its finest.

A spacious sun terrace runs the full length of the property, with French doors opening onto it from both the kitchen/diner and the sitting room, enabling seamless indoor-outdoor living and full enjoyment of the garden. A beautiful, mature arbour, draped in an abundance of flowering plants, provides charming access to the main garden, creating an inviting and picturesque outdoor space. The property also benefits from agricultural access to the Village via Higher Down.

## **Summary**

With generous living space, mature landscaping and plenty of potential, this property is ideal for those seeking, space, beauty and a touch of countryside charm in a highly sought after Devon location.

## **Area**

Kenton is best known as the home of Powderham Castle. It has a thriving local community including the renowned Rodean restaurant, Chi Chinese restaurant and popular farm shop. Village also has a church, village hall and a Primary school. It is within easy reach of the Exe Estuary cycle trail and nearby beaches. \*7.5 miles to Exeter\*

## **Services**

Council Tax Band F

Council: Teignbridge

Mains and private water supply and private drainage, oil fired central heating.







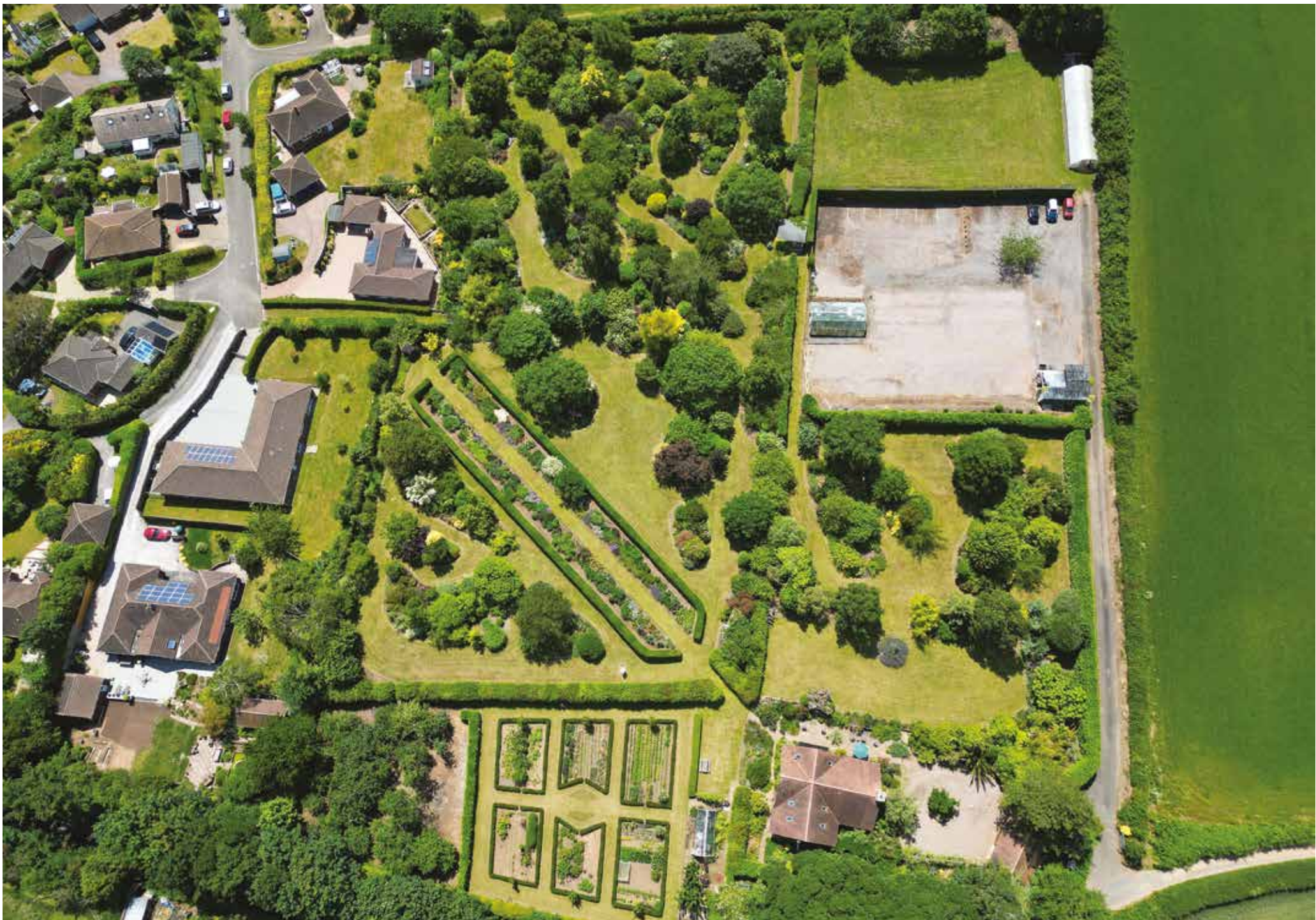










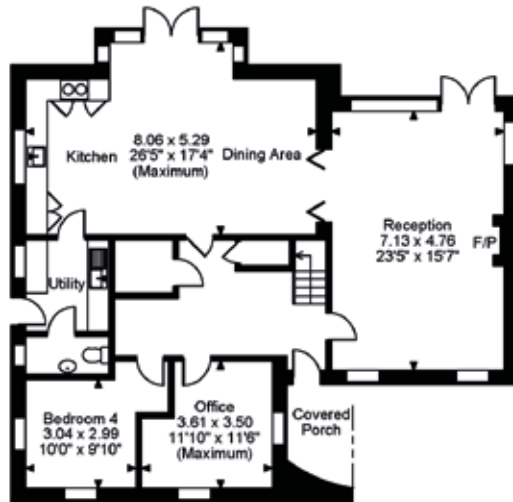
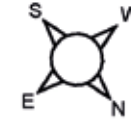




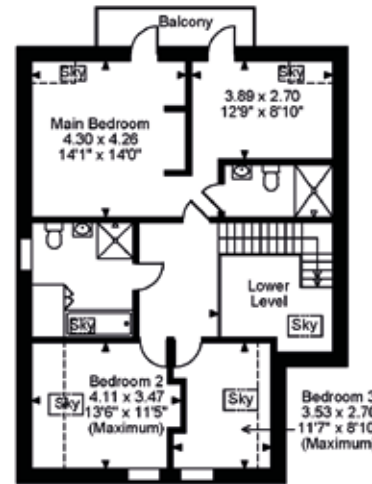




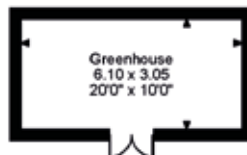
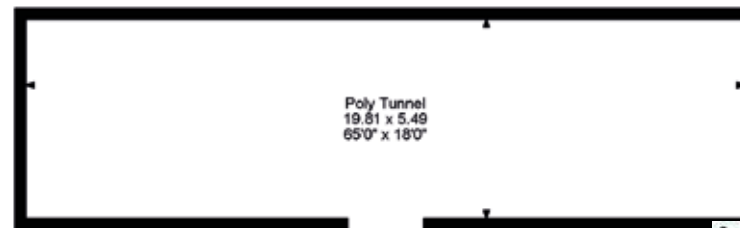
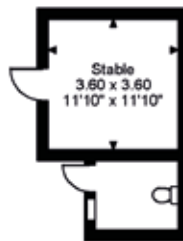
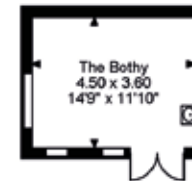
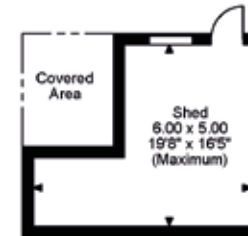
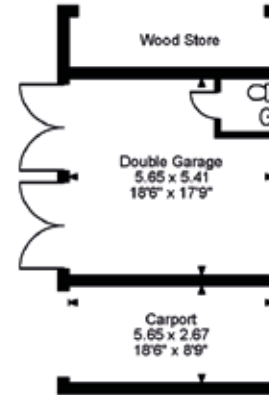
High Garden, Kenton, Exeter, Devon  
 Approximate Gross Internal Area  
 Main House = 2133 Sq Ft/198 Sq M  
 Double Garage & Carport = 510 Sq Ft/47 Sq M  
 Outbuildings = 2664 Sq Ft/248 Sq M  
 Total = 5307 Sq Ft/493 Sq M



Ground Floor



First 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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Council Tax Band: F  
 Tenure: Freehold

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







# FINE & COUNTRY

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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