



**Jancot, Kennerleigh, EX17 4RS**

Guide Price **£350,000**



# Jancot

Kennerleigh, Crediton

- Pretty thatched, semi-detached house
- Wonderful Mid Devon village
- Backing onto fields with views
- 3 bedrooms and first floor bathroom
- 3 reception rooms including garden room
- Gorgeous gardens at front and rear
- Parking
- LPG central heating
- No chain

Kennerleigh may not even be on some buyers' radar for a move to a Mid Devon village, but once you've visited and learn a little more about the community feel, the character houses and the incredible village shop/café being the hub of the wider area, it all becomes clear. Kennerleigh is a small village just north of Sandford and Crediton and contains a collection of houses from older thatched cottages to more modern detached homes, giving a diverse choice for buyers. Many local residents have been in situ for decades which has created a great community feel (without being stifling!) with events throughout the year.

Jancot is an example of one of the older properties, with origins dating back to the 16th century, the cottage would have seen plenty of life during its time and now, a few iterations later, offers







comfortable cottage accommodation over its two floors. Grade II listed, built of cob and thatch, it's full of character and although some may wish to update to reflect modern day tastes, the flow of the house works well with options of how the spaces are used, along with LPG central heating and a modern electric fire (available by separate negotiation) to the main living room. The layout offers a good sized living room, with its brick flooring (many a person has set foot in here and polished the brick through wear) and the fireplace with the bread-oven visible internally. To the end of the living room is a snug area leading through to the conservatory style garden room opening out onto the garden. At the other end of the house, from the living room is a study or dining room with a Rayburn and this leads through to the kitchen/dining room, well fitted with plenty of storage, it's a light space on the back of the house with further doors to the garden. There's a second entrance into the garden room and also a ground floor shower room (recently fitted). On the first floor are the three bedrooms and the family bathroom. All of the bedrooms have built in storage too.

Outside, the property is set back from the village lane by a low stone wall giving a front garden and pathway to the front door. To the side is off-road parking and a gated entrance to the garden beyond. There are storage sheds and the rear garden is very pretty, backing onto fields with a stunning outlook.

Although the house will want some TLC in places, it's a fantastic opportunity to live in a vibrant village community and the price leaves plenty of scope to make it into exactly what you want!

Please see the floorplan for room sizes.





**Buyers' Compliance Fee Notice** – Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Current Council Tax: Band E – Mid Devon

Approx Age: 1600's

Construction Notes: Cob and thatch

Utilities: Mains electric, water, telephone & broadband

Drainage: Private Drainage (septic tank shared with neighbours)

Heating: LPG central heating, electric fire (available separately)

Listed: Yes, Grade II

Conservation Area: Yes

Tenure: Freehold

**KENNERLEIGH** is a pretty little village with a big community. A main focal point for the village is the Kennerleigh Community Shop. Recently refurbished, the shop is well stocked with essential everyday items, handmade crafts, there's also a Post Office counter and a café. For local amenities such as supermarkets, doctors, and dentists, Crediton is 5.5 miles away to the south. The nearest primary school is 4 miles away in Sandford (OFSTED GOOD) with secondary schooling provided by Queen Elizabeth's in Crediton.

**DIRECTIONS** : For sat-nav use EX17 4RS and the What3Words address is [///notifying.upwards.spells](#) but if you want the traditional directions, please read on.

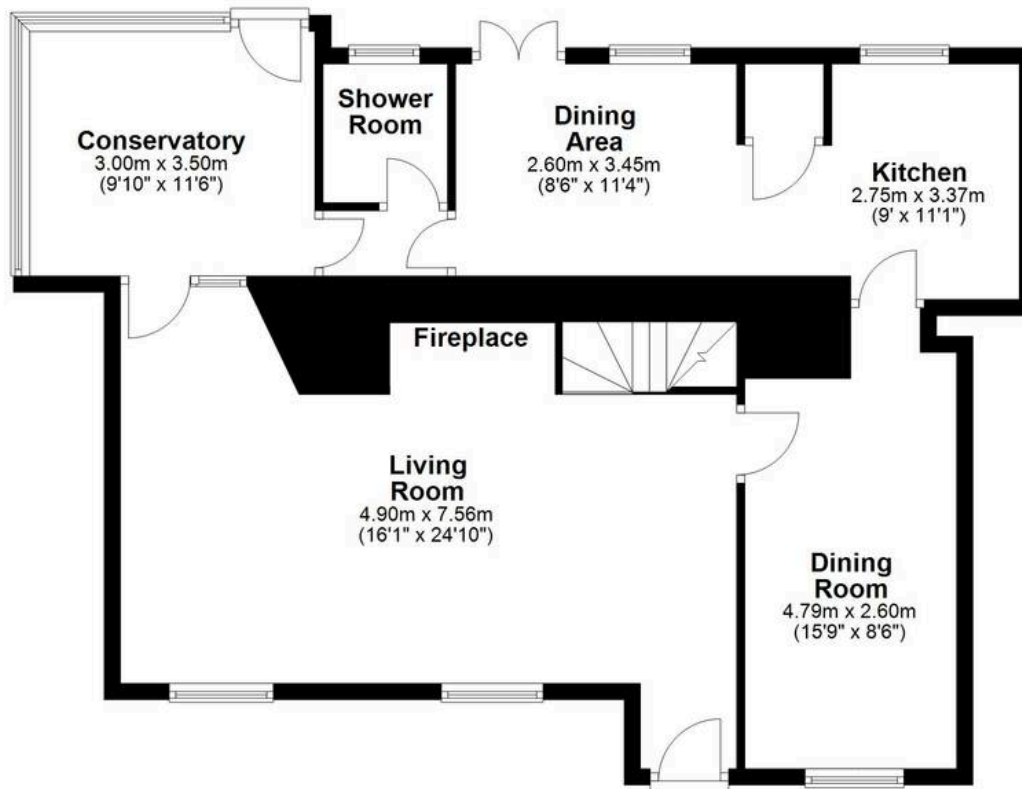
When entering Kennerleigh from Sandford/Crediton, proceed until you reach the village stores/café and the property will be found opposite.





### Ground Floor

Approx. 87.9 sq. metres (946.4 sq. feet)



### First Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



Total area: approx. 141.4 sq. metres (1521.9 sq. feet)





# Helmores

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