



Haydon



# Haydon Kenn

, Exeter, EX6 7XG

Exeter city centre 8.6 miles, Kenn 1.4 miles, Powderham castle 3.5 miles.

A beautiful, 4 bedroom Grade II listed detached property, situated in a delightful hamlet only 8.6 miles into the centre of Exeter set in attractive grounds of 7.37 acres, retaining period features, lovely kitchen with Aga, quadruple garage and an outdoor heated swimming pool.

- Charming Grade II listed period family home
- Adaptable accommodation of over 2400 sqft
- Delightful grounds including woodland and a stream extending to nearly 7.5 acres
- Quadruple detached garage
- Outdoor heated swimming pool
- Lovely rural setting yet only a short drive into Exeter
- EPC - F
- CTB- G

Guide Price £1,250,000

## LOCATION

Haydon is located in a peaceful and secluded setting just outside the villages of Kenn and Kenton surrounded by Devon's prettiest countryside yet only approximately 8.6 miles to cathedral city of Exeter. Kenn has a beautiful church and a thriving local pub, The Ley Arms. The adjoining village of Kennford has a primary school and a village store/post office. Kenn is well located having easy access to the A380, Exeter and the M5.

The Exe Estuary and South Devon coastline are within easy reach, whilst Exeter Racecourse is also close at hand, as is Haldon Forest Park, Teignmouth Golf Club and also Dartmoor, which offers many miles of beautiful walks and a selection of historic villages to explore. Exeter is a thriving city in the South West and offers a wide choice of cultural activities, good shopping and a number of restaurants.

Exeter has a good selection of primary and secondary schools including Exeter School and The Maynard; whilst Exeter University is recognised as one of the best in the country.

The nearby Haldon Forest offers acres of woodland with beautiful walking, cycling and horse-riding trails as well as the impressive sensory trail at Mamhead designed to stimulate the senses of visitors of all abilities.

Haydon is within easy reach of Exeter airport and mainline stations to London. Although the postal address for Haydon is Kenn, the property is in the parish of Kenton.



## THE PROPERTY

Haydon is a 4 bedroom Grade II listed house with period features. The present owners have created a warm, flexible, beautiful family home. The ground floor accommodation comprises of an entrance hall with wooden flooring and vaulted ceiling, a bedroom, heritage bathroom suite and study. There is a bright drawing room with picture windows overlooking the courtyard and distant views. The kitchen has custom made oak units incorporating double larder unit, belfast sink, Aga with module and limestone flooring. There is a conservatory and utility which both have access to the rear garden and pool. A cosy triple aspect dining/sitting room with a wood burning stove and stairs to the first floor. Upstairs is the master bedroom with fitted wardrobes, and views over the pool and gardens, two further bedrooms and a family bathroom. The grounds extend to nearly 7.5 acres with an area of woodland and a pretty stream. There is also a large quadruple garage and a heated outdoor swimming pool.

## OUTSIDE

The grounds of Haydon are beautiful and extend to nearly 7.5 acres in total divided into a number of areas. From the road a gate opens into a gravelled driveway providing parking for a number of vehicles and leading to a large quadruple garage with high ceilings, a pump room and gardeners WC. To the rear of the house is an outdoor heated swimming pool, and beyond a grass bank planted with wild flowers enjoying elevated views back over the property and fields beyond. A path leads through pretty woodland following a stream towards the fields.

To the front of the house is a sheltered paved seating area, ideal for outside dining and beyond this a pretty area of garden, mainly lawn with a number of plants and fruit trees including a mulberry and quince and there is a charming thatched summer house. From here, a gate gives access to a field bordered by hedging with the stream meandering the length of the eastern boundary creating a pretty wetland area ideal for wildlife.

## DIRECTIONS

From Exeter, take the A38 towards Plymouth, exiting just before the Shell garage at Kennford and follow the signs to Kenn. Continue through the village of Kenn and turn right for Haydon at the grass triangle, sign posted for Haydon. After one mile turn left, also sign posted for Haydon and follow for further 300 meters where the gates for Haydon are found on the right.

## SERVICES

Haydon has been re-ridged and partially re-thatched 3 years ago. LPG central heating, mains water, mains electricity, Septic tank. TPO - To the side of the cottage  
Broadband - 10 Mbps for download and 0.9 Mbps for upload



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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	35	53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2443 sq ft / 226.9 sq m (excludes garage)  
 Limited Use Area(s) = 100 sq ft / 9.2 sq m  
 Total = 2543 sq ft / 236.1 sq m  
 For identification only - Not to scale

Denotes restricted head height

Ground Floor

First Floor

Garage 12.45 x 6.70m / 40'10 x 22'

Bedroom 1 3.75 x 5.15m / 12'11 x 12'4"

Bedroom 3 3.67 x 3.22m / 12' x 10'7"

Bedroom 2 3.92 x 3.65m / 12'10 x 12'

Kitchen 4.99 x 3.51m / 16'4 x 11'6"

Dining Room 4.68 x 4.48m / 15'4 x 14'8"

Drawing Room 4.68 x 4.46m / 15'3 x 14'8"

Utility

Conservatory 3.07 x 2.57m / 10'1 x 8'5"

Sitting Room 9.72 x 3.62m / 31'11 x 11'11"

Garage

Study 3.62 x 3.30m / 11'11 x 11'10"

Bedroom 4 3.64 x 3.54m / 11'11 x 11'7"

Pump Room 1.79 x 3.32m / 10'11 x 5'10"

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1102311