



Kerswell Cross,



Kerswell Cross,

Chudleigh, Newton Abbot, Devon TQ13 0DN

Exeter city centre 10.6 miles, Chudleigh 1.7 miles.

A lovely period not listed family home set in attractive grounds of just under 3 acres on the edge of the popular village of Chudleigh.

- Lovely 5 bedroom period family home
- Attached 2-bedroom annex for dependent relative or for income potential
- Detached garage
- Good access onto the A38
- CTB- G
- Grounds extending to just under 3 acres
- Adaptable accommodation with downstairs bedroom/office with separate access
- Excellent rural location, 1 mile to Chudleigh and only 10 miles in the centre of Exeter
- EPC - E
- Freehold

£1,100,000

SITUATION

Kerswell Cross is set in an idyllic rural location, less than 2 miles into Chudleigh and only 10 miles into the City of Exeter. Believed to have originally been constructed in the 1940's as a gardener's cottage, the accommodation has been extended and improved through the years creating a lovely family home with adaptable accommodation of just over 2800 sqft. The much loved property is on the market for the first time in over 30 years. There is a very useful 2-bedroom annex and downstairs bedroom, sitting room with beautiful views over the grounds, towards Dartmoor, detached garage and sweeping driveway.

The historic town of Chudleigh has an excellent range of shops and amenities as well as health centre, library, pubs, primary school, churches and sporting facilities including football, hockey, cricket and bowls. It also has a range of community activities covering art, crafts, music, drama, reading, singing and many other interests. A few miles away are Haldon Forest and Telegraph Hill, ideal for walking, cycling and riding. Exeter Racecourse is within two miles on Haldon Hill. The boundary of the Dartmoor National Park is within four miles providing a wealth of country and leisure pursuits as well as beautiful countryside, whilst the south coast can be accessed not far away at Teignmouth and Dawlish. The property has excellent access to the A38 dual carriageway serving Exeter and Plymouth, Newton Abbot Station main line to London 6 miles away as well as good communication to the M5. Exeter International Airport is approximately 12 miles.



MAIN DESCRIPTION

From the front door a feature door opens into a spacious sitting room with full height windows offering a light and airy feel, overlooking the grounds and distant views towards Dartmoor. There is a kitchen/dining room with a range of attractive cottage style units and a Everheat cooking range. Further into the property is a second living room/family room with a door to a shower room and on this level 3 double bedrooms, one with ensuite W.C and two-family bathrooms. A bespoke wooden spiral staircase rises to two further bedrooms, a useful guest space separate from the main house.

Looking upon the property to the right, a two-bedroom annexe is attached, offering its own entrance and independent living facilities, the main house and annexe benefit from connecting to one another from kitchen in the main house from the kitchen. As mentioned, the annexe comprises two bedrooms both with ensuites, one being on the ground floor. The annexe also has an open plan sitting room/kitchen, with large glass French doors opening to a patio space.

DIRECTIONS

From Exeter head onto the A30 heading South, and follow signs onto the A38 towards Plymouth. Bear right at the junction with the A380 and continue towards Plymouth on the A38. On passing the turning for Exeter Race Course, as the road goes down the hill, just after the services take the junction for Chudleigh and after ¼ mile turn left onto Warren lane. Follow the lane bearing right, and at the cross roads right again and the driveway to the property is along on the right hand side.

OUTSIDE

Outside, the grounds to the house mainly extend to the front where there is a gently sloping paddock with hedge fencing, a number of mature trees and small orchard. The plot in total measures just under 3 acres, with beautiful views looking South West towards Dartmoor. A gravel drive leads from the road across the front of the house to a turning circle and a good sized detached garage. At the rear is a utility room/workshop and a door leading into a gardener w.c.

SERVICES

Septic tank, LPG gas central heating, bore hole, mains electricity.



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	46	51
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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