



Brook Cottage



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Kennford, Exeter, EX6 7TB

Exeter 7 miles

A beautiful Grade II Listed thatched cottage in a sought-after Devon village with parking and gardens.

- End of terrace thatched cottage
- Garage and store/workshop
- Grade II Listed
- Sought-after village location
- Freehold
- Characterful features throughout
- Well maintained gardens
- Three double bedrooms
- Council tax band – E

Guide Price £400,000

SITUATION

The delightful village of Kennford is a short distance from the Haldon Hills and close to the Devon Expressway which provides easy access to the South and to the M5 to the North. The village has several important amenities including a village store and post office, pub, primary school, petrol station and the beautiful church of St. Andrew, a short distance away in Kenn. The nearby Haldon Forest offers 3,500 acres of woodland with beautiful walking, cycling and horse-riding trails.

Kennford lies about 7 miles from the centre of the university and cathedral city of Exeter which boasts a wide range of shopping, amenities and schooling as would be expected of a city of its size. There are good rail communications to London Paddington and Waterloo whilst Exeter International Airport is found to the east of the city just a 15 minutes' drive from Kennford.

DESCRIPTION

Brook Cottage is a charming end of terrace Grade II Listed thatched cottage situated in the popular village of Kennford. Built in the 1700's, the property provides characterful accommodation, comprising of a large kitchen, inviting sitting room, dining room, study, three double bedrooms and two bathrooms. To the rear and side of the cottage, is a beautiful garden with a gravelled parking area and a garage with an adjoining store/workshop.



ACCOMMODATION

Leading from the front entrance, to the right is a cosy tile floored sitting room with period beams, double aspect windows and an Inglenook fireplace, and to the left is a large kitchen with an extensive range of matching eye and base level units, a matching island, induction hob and an oil-fired ray burn. The kitchen opens into a spacious dining room with plenty of room for a large dining table, and this adjoins the downstairs bathroom with an open shower and basin unit. Off of the dining room is a useful rear entrance porch with the adjoining study which overlooks the gardens through the French doors, providing plenty of light. A staircase leads from the hallway onto the first floor to the front of the cottage, with a double bedroom either side, one of which is en-suite with a useful space for storage and an entranceway to the loft. There is a further double bedroom across the landing which overlooks the gardens.

GARDENS

A gate from the road gives access to a gravelled drive/parking area for around three to four cars, and to the right of the drive is a generous garage with an adjoining store/workshop, with a cover of beautiful wisteria. The garden has a great area of lawn, bordered by mature shrubs and trees and a patio leading to the rear porch, with the River Kenn on the right of the garden which runs through the village.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating.

DIRECTIONS

From Exeter, follow Alphington Road to join the A377 and take the first exit at the roundabout onto the A30. Use the right lane to take the A38 slip road towards Plymouth/Torquay/A380, and continue onto the Devon Expressway/A38 for about 1.6 miles. Take the exit towards Kennford/Kenn and take the first left turn into Kennford. Continue down the village, and Brook Cottage is on the right-hand side just over the bridge.

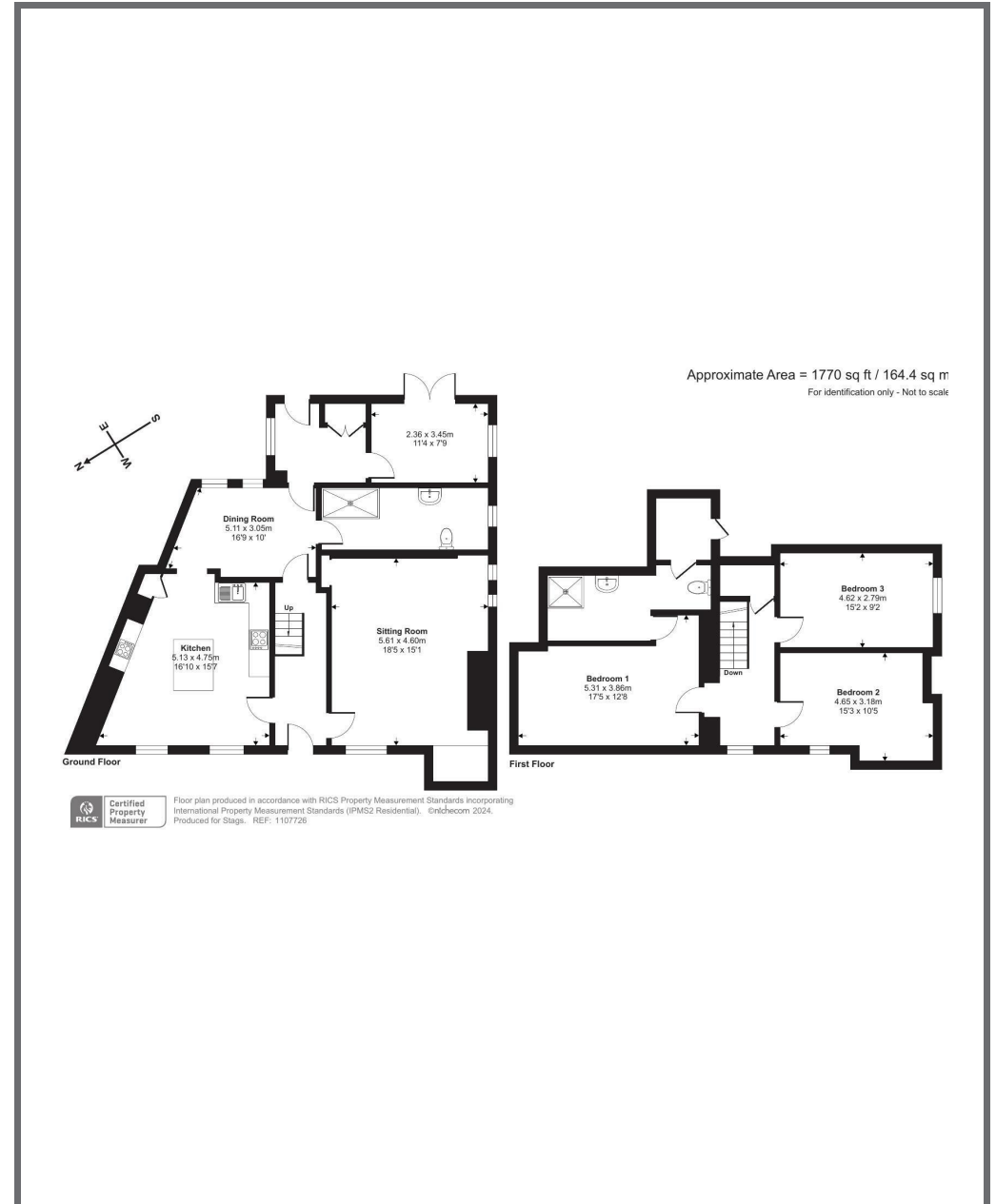
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AGENTS NOTE

The Vendor has advised that the property flooded in 2012 from the river, however since then, a comprehensive set of flood gates have been fitted. Following the flood, the environment agency have claimed to have spent £500,000 dealing with the tributary of the river Ken, responsible for the flooding. There has been no flooding from the river in the last 12 Years.



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			
(12 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E	35	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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