



Ivy Barn, Kerswell Barton



# Ivy Barn, Kerswell

Broadclyst, Exeter, Devon EX5 3AF

John Lewis (central Exeter) 4.5 miles. M5 (J29) and access to A30 3 miles. Exmouth Marina 9.5 miles

A three double bedroom property forming one of twelve properties on this intimate, and bespoke development.

- Easy reach of amenities
- Open plan living
- 1 to 4-bedroom homes
- Private parking
- Build completion summer 2023
- Freehold

Asking Price £525,000

## SITUATION

Kerswell Barton is a unique and exclusive courtyard development of thirteen impressive 1 to 4-bedroom homes situated in a rural, elevated setting, accessed off the public highway (B3181) on the edge of Broadclyst, along a private entrance track. This converted historic farmhouse and adjoining barns are set around the beautiful courtyard with lovely distant views over neighbouring countryside. There is superb attention to detail with modern-day quality family living being paramount throughout the design and build process. These homes are perfect for those seeking a rural lifestyle with a modern twist, providing a great combination of efficiency with traditional style. Broadclyst has an active community and an excellent range of day to day facilities, including churches, pubs, Post Office and stores, well-regarded primary school and Clyst Vale Community College secondary school. Both the National Trust owned Killerton House and Ashclyst Forest are located nearby and offer wonderful recreational areas for riding, cycling and walking. Nearby the Cathedral city of Exeter offers many cultural attractions as well as comprehensive educational facilities, including private schools, sixth form college and university (a member of the Russell Group). The nearby B3181 offers swift access to Junction 29 (Exeter) of the M5 and the A30 (Exeter), providing easy access to the rest of the country, including London and Bristol to the north and east and Cornwall to the south. There are direct rail services to London Paddington from Exeter St David's and to London Waterloo from Whimple. Exeter Airport provides a number of domestic and international flights.



## DESCRIPTION

Upon entering the front door you're greeted by a good size, open plan living, kitchen and dining space. The kitchen has space for an oven, induction hob, and fridge/freezer. Off the side of the kitchen is a good size utility room, also offering space for a washing machine, and tumble dryer, and adjoining the utility room is a downstairs w/c. At the top of the stairs directly in front of you, the family bathroom is located. Next to the family bathroom is the second bedroom, which is a good size double bedroom. In the middle of the property is the third bedroom, this bedroom is also a good size room. At the end of the spacious hall is the principle bedroom, with an en-suite offering a shower over bath.

An advantage with this development is buyers have several options of how their property is finished, with flooring choices available, as well as options for new appliances to be fitted pre completion.

## OUTSIDE

Ivy Barn benefits from a private garden to the front of the property, with a gravelled pathway leading to the front door. To the rear of the property, the barn has access to well maintained communal gardens. The development offers private parking for each property as well as visitor parking spaces.

## SERVICES AND MANAGEMENT

Current Council Tax: Waiting to be banded

Utilities: Mains water and electricity

Drainage: Private drainage, via a communal treatment plant

Heating: Air source heat pumps providing underfloor heating to the ground floor rooms.

Management: The maintenance of communal areas and the private treatment plant will be managed by a management company with a monthly charge of £TBC.

Tenure: Freehold

## DIRECTIONS

From Exeter proceed on the B3181 taking you through and out of Pinhoe. Continue over the M5 motorway bridge and the entrance to Kerswell Barton will be clearly marked on your righthand side.



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

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Approximate Area = 1386 sq ft / 128.7 sq m  
For identification only - Not to scale

**Ground Floor**

**First Floor**

**Bedroom 2**  
4.06 x 3.38m  
13'4 x 11'1

**Bedroom 3**  
3.71 x 3.38m  
12'2 x 11'1

**Bedroom 1**  
3.96 x 3.38m  
13' x 11'1

**Kitchen / Sitting / Dining Room**  
12.01 x 5.36m  
39'5 x 17'7

Up

Down

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1001069



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