



Pounsford Barn, Kerswell Barton

Pounsford Barn,

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

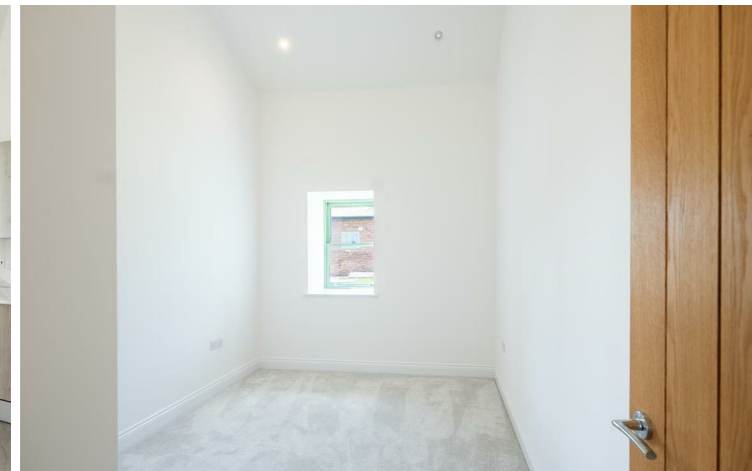
An impressive 2 bedroom barn conversion with good sized garden and 2 parking spaces situated on a newly converted farm house development on the edge of the village of Broadclyst close to Exeter.

- Lovely rural position on the edge of Exeter
- 2 bedrooms
- Good sized garden
- 10 Year Warranty
- Impressive open plan living
- Private parking for 2 cars
- Air source heat pump and underfloor heating

Guide Price £425,000

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

From the front a door opens into a spacious entrance hall and on the left an impressive shower room fitted with a shower cubicle, low level W.C and hand wash basin. There are two double bedrooms both with vaulted ceilings and at the end of the hall the main living space which is an impressive open plan kitchen/dining/sitting room, again with a vaulted ceiling letting in plenty of light and French doors to the garden. The kitchen is fitted with a range of units with quartz work tops over and space for a range of integrated appliances, there is underfloor heating to the ground floor, low energy lighting, satellite and television points.

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

OUTSIDE

To the front of the property is a gravelled seating area ideal for outside dining leading onto a good sized area of lawn. Nearby is allocated parking for two vehicles.

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

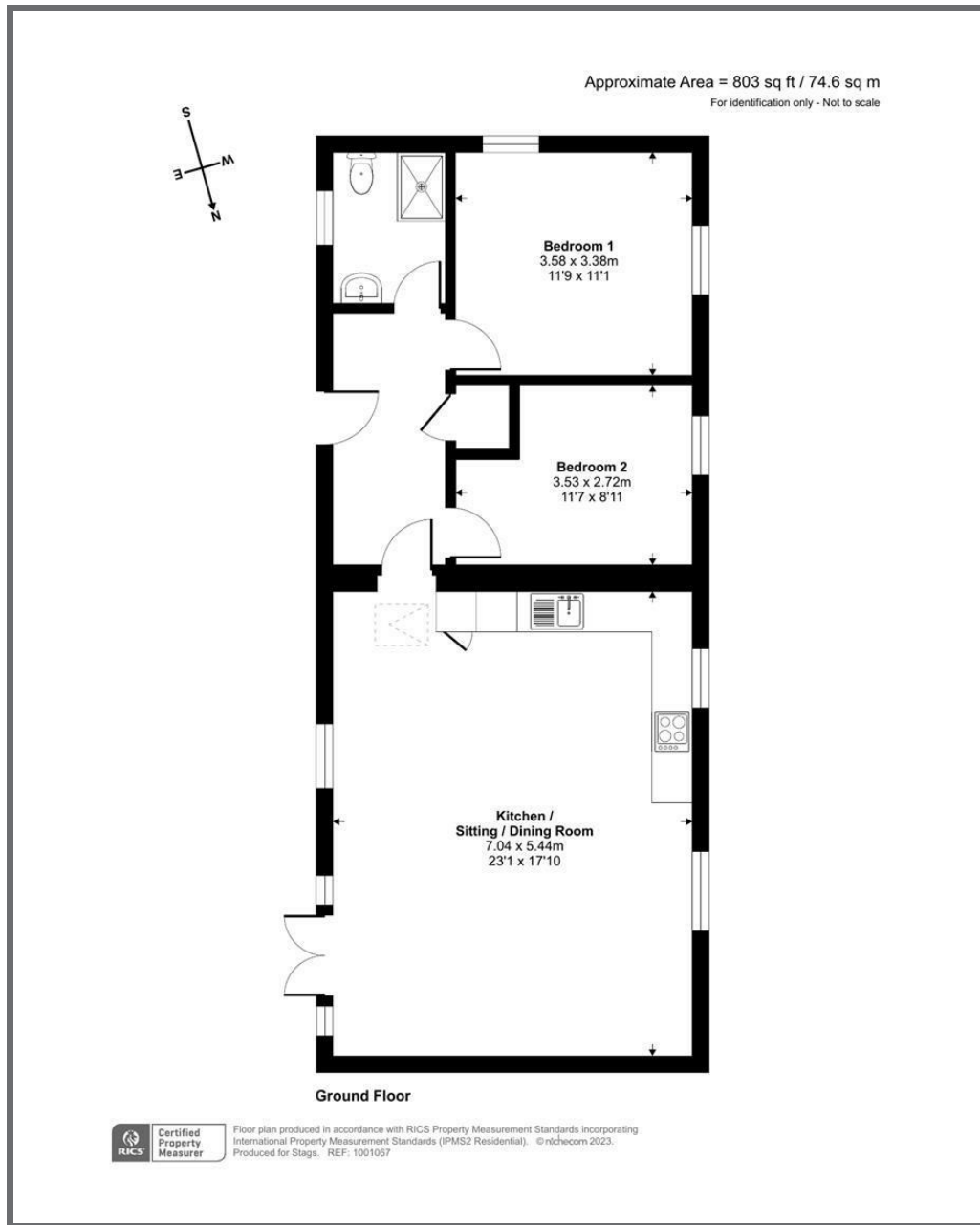
From Exeter proceed on the B3181 taking you through and out of Pinhoe. Continue over the M5 motorway bridge and the entrance to Kerswell Barton will be clearly marked on your righthand side.

AGENTS NOTE

Please note that some of the images have been digitally staged.



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

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