



MASTER



MASTER 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

Kerswell Barton in Exeter is an exquisite development featuring 13 high-quality barn conversions.

- Thoughtfully Restored Barns
- Private parking
- Surrounded by Devon Countryside
- 10 Year Warranty
- 1 to 4 Bedroom homes
- Freehold
- Air Source Heat Pumps

Prices From £350,000

SITUATION

Kerswell Barton is an exclusive courtyard development featuring thirteen impressive homes, ranging from 1 to 4 bedrooms, set in a serene, elevated location just off the B3181 on the edge of Broadclyst. This beautifully converted historic farmhouse and its adjoining barns are arranged around a charming courtyard, offering stunning views of the surrounding countryside. Each home showcases exceptional attention to detail, seamlessly blending modern family living with traditional charm.

Broadclyst boasts a vibrant community with excellent amenities, including churches, pubs, a Post Office, shops, and well-regarded schools like the primary school and Clyst Vale Community College. Nearby, the National Trust's Killerton House and Ashclyst Forest provide fantastic opportunities for outdoor activities such as riding, cycling and walking.

Just a short distance away, the Cathedral city of Exeter offers a wealth of cultural attractions and comprehensive educational options, including private schools and a Russell Group university. The B3181 ensures easy access to Junction 29 of the M5 and the A30, connecting you to London and Bristol to the North and Cornwall to the South. Direct rail services are available to London Paddington from Exeter St David's and to London Waterloo from Whimple, while Exeter Airport offers various domestic and international flights.



DESCRIPTION

Kerswell Barton in Exeter is an exquisite development featuring 13 high-quality barn conversions. Dating back to 1875, is a remarkable Victorian Model Farm. It operated as a working farm for livestock and crops until 2010.

Nestled in a picturesque setting, each residence blends rustic charm with modern amenities, offering spacious interiors and thoughtfully designed living spaces. Kerswell Barton combines the beauty of countryside living with easy access to Exeter's vibrant city life.

English Heritage has recognized Kerswell Barton as a building of historic significance, emphasizing the need to preserve it through residential development.

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

Warranty: ICW 10 Year Warranty

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) 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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