



Goosemoor



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Kennford, Exeter, Devon, EX6 7XZ

Exeter City centre (7.6 miles), Haldon Forest Park (1.0 mile),
Exeter Airport (9.9 miles)

A charming and well presented Grade II Listed thatched cottage located on the edge of Exeter with a garage/workshop and adjoining paddock.

- 3 bedroom detached cottage
- Detached garage and work shop
- Ample driveway parking
- Overall plot size of 1.5 acres
- Council tax band: E
- Adjoining paddock
- Adaptable accommodation
- Less than 10 miles into the City centre
- Freehold
- EPC: Exempt

Guide Price £525,000

SITUATION

Goosemoor is situated on the edge of the village of Kennford, 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 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

Goosemoor is a charming Grade II Listed detached thatched cottage set in fine rural location close to the centre of Exeter presented in good condition throughout. The property benefits from a sitting room with wood burner, a bedroom and bathroom on the ground floor and on the first floor are two further bedrooms.

Outside the cottage is set in a mature garden surrounding on all sides with driveway parking and a detached barn/workshop outbuilding, and grounds in the region of 1.5 acres.



ACCOMMODATION

A period wooden door with canopy above opens into a central hallway with stairs rising to the first floor and a door on the right into a spacious sitting room with wood burner and exposed beams. On the other side of the hall is a kitchen/breakfast room fitted with a wooden fronted range of base, wall and drawer units with a work top over, hi-level oven and grill, electric hob and a Rayburn. Continuing down the hallway is a single storey extension incorporating a utility room, separate W.C, bathroom and a double bedroom. On the first floor are two further bedrooms and all of the rooms have viewings over countryside.

OUTSIDE

The property is approached from the lane where on the right is a low stone wall and gate giving access into the courtyard and parking area where there is a very useful barn/workshop with a high level roller door, light and power, mezzanine storage area and pedestrian door. The cottage is well placed within its plot with garden to three sides which are mainly lawned with a wide variety of established trees, shrubs and seasonal flowers. A stream runs along the western boundary, besides the summerhouse which makes for a wonderful viewing point enjoying the surrounding countryside. Beyond the gardens is a sloping field which leads up to the roadside with established tree lined boundaries and gated five bar access. Further, far-reaching views across the valley. On the opposite side of the lane is a triangular piece of land which provides additional parking. In all about 1.5 acres.

SERVICES

Current Council Tax: E

Utilities: Mains electric and private water

Drainage: Private drainage system

Heating: Oil fired heating and wood burner in the sitting room

Listed: Grade II Listed

Tenure: Freehold

Standard and ultrafast broadband available. O2, Three and Vodafone mobile networks available (Ofcom).

AGENTS NOTE

The vendor advises that the kennel opposite is not included within the purchase price and that the sellers are retaining a portion of land and outbuildings on the other side of the lane. Our land plan is for guidance only, the exact boundary is still to be confirmed. We understand that planning permission for the demolition of a nearby barn and creation of a dwelling has been granted. Further details are available on the planning portal Teignbridge.gov.uk



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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