



Kelland Copse



# Kelland Copse

Dunsford, Exeter, Devon, EX6 7AE

Dunsford (1 mile) Exeter (8 miles)

A beautifully positioned family home with a range of outbuildings and land amounting to 2.18 acres.

- Substantial south-facing property
- Range of outbuildings
- Gardens with rural views
- Potential for annexe conversion (STP)
- Freehold
- Just outside a sought-after village
- 4-5 bedrooms
- Land amounting to 2.18 acres
- Additional land available subject to separate negotiation
- Council tax band: F

Guide Price £790,000

## SITUATION

The property is set in a rural and elevated position, just a short distance from the sought-after Teign Valley village of Dunsford (1 mile). While the property itself lies just outside, Dunsford falls within the eastern boundary of Dartmoor National Park. Known for its strong sense of community, Dunsford is a highly desirable village, offering a primary school (Ofsted: Good), a pub, a post office and village store, tea rooms, and a garage. The property also enjoys convenient access to the university and cathedral city of Exeter (8 miles), which offers a wealth of amenities, including excellent shopping, dining, theatres, and a wide range of sporting and recreational facilities. Exeter is well-served by railway stations on both the Paddington and Waterloo lines and also features an international airport with daily flights to London.

## DESCRIPTION

Originally built in 1972 and subsequently extended at both ends, Kelland Copse is a beautifully situated and versatile family home, offering spacious and well-maintained accommodation. Key features include an impressive kitchen/breakfast room, large open-plan reception areas, a conservatory with far-reaching rural views, and four bedrooms. The property is surrounded by well-tended gardens that lead to a range of outbuildings. To the south, the land extends to approximately 2.18 acres. Additional land is available subject to further negotiation.





## ACCOMMODATION

A path from the driveway leads to an entrance lobby, with doors opening to an office (or fifth bedroom), the sitting room, and the kitchen/breakfast room. The kitchen/breakfast room is fitted with wooden wall and floor-mounted units, integrated appliances, and an oil-fired Aga. A rear hallway leads from the kitchen to a WC, a utility room with access to the integral garage and a former 'butchery' room, now offering additional storage or workspace.

The spacious dual-aspect sitting/dining room features a built-in woodburner and opens into a modern conservatory, complete with underfloor heating and French doors to the garden. A further hallway leads to four bedrooms, two of which have en suite facilities, as well as a well-appointed family bathroom.

## GARDENS AND LAND

The property is surrounded by beautifully maintained formal and vegetable gardens, thoughtfully designed to complement the rural setting. Beyond the gardens, gently sloping pastureland extends across approximately 2.18 acres. Additional land is available subject to further negotiation.

## OUTBUILDINGS

Accessed off the entrance driveway is a useful outbuilding and a pole barn. Whilst previously used as a workshop and agricultural building, both offer a wide range of uses and the potential for conversion (subject to gaining the necessary consents)

## AGENTS NOTE

The property was formerly subject to an agricultural occupancy condition, however, the owners have secured a certificate of lawfulness. Please speak to the Agents for further information.

## SERVICES

Mains electricity and water.

Drainage - Private sewage treatment plant installed in 2019

Solar array installed in 2011 with FIT payments

Combi boiler providing central heating and hot water

Oil fired Aga providing hot water

Immersion waterheater via PV system

## DIRECTIONS

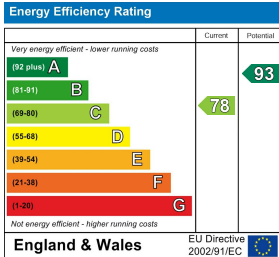
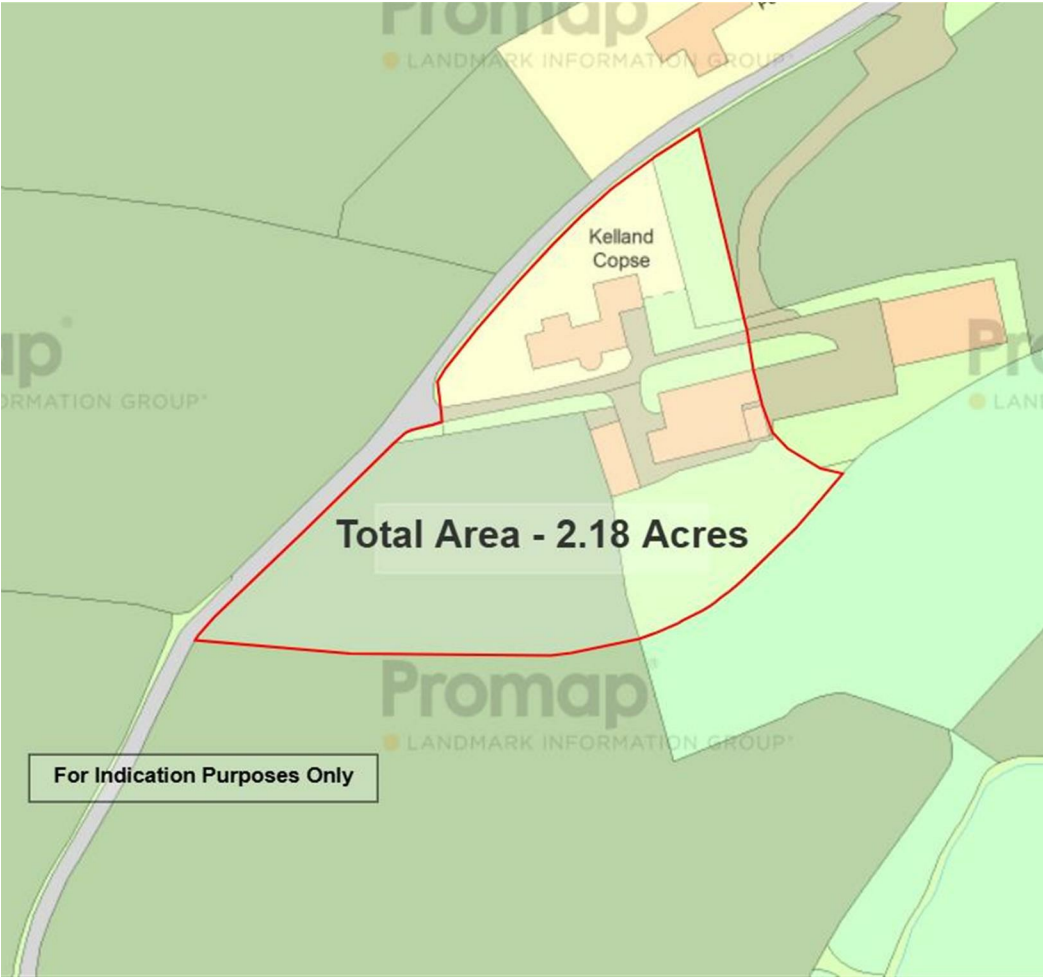
From Exeter take Cowick Street to Dunsford Hill. Continue on the B3212 for 6.6 miles turning right at the bottom of Six Mile Hill onto Reedy Hill. After a short distance take the first right and after 0.5 miles take the right. Continue up the hill for approx 0.3 miles and the property will be on your right.

What3words - lifts.newlyweds.sharpened





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.



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