



Old Golden Lion







Old Golden Lion Fore Street

Kentisbeare, Cullompton, Devon, EX15 2AD

Cullompton/M5 (J28) 4 miles | Tiverton 13 miles | Exeter 17 miles

A Grade II Listed, early to mid 17th Century, former Coaching Inn and barn, sympathetically converted to provide a five-bedroom family home with a three-bedroom annexe, set within the desirable village of Kentisbeare. Available to the market for only the second time in 100 years.



- Substantial five bed semi-detached home
- Well appointed throughout
- Three-bedroom Annexe
- Multi-generational living or income potential
- Off street parking for multiple vehicles
- Grade II Listed since 1987
- Large plot of 0.3 acres
- Characterful features
- Council Tax Band E
- Freehold

Guide Price £1,200,000

Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705 | tiverton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

The property is located in the heart of the well-regarded village of Kentisbeare, with a local shop and post office, The Wyndham Arms pub, a primary school, church and village clubs. This area in the Culm Valley, with its beautiful backdrop of the Blackdown Hills, is a very popular part of the countryside with easy accessibility.

The market towns of Cullompton, Tiverton, Honiton and Wellington are all close by and offer an extensive range of amenities. There is easy access to the M5 motorway at Junction 28, with Tiverton Parkway station, Junction 27, providing an intercity rail link to London Paddington.

The property is also within the catchment area for the sought after Uffculme School, with an Outstanding OFSTED report, and both Blundells Preparatory School and Blundells School.

DESCRIPTION

Likely to date back to the early to mid 17th century, Old Golden Lion is a superb family home with flexible living arrangements due to its three-bedroom annexe. The property is made of roughcast cob with an asbestos slate roof on the gable end, whilst the annexe, is a newer stone and slate wing of the property. The main residence comprises of a spacious kitchen with a large central island and space for dining, a large sitting room, formal dining room, study, utility and WC, four double bedrooms on the first floor and family bathroom, with the master bedroom having a large ensuite. The annexe is connected via glassed panelled green oak frame link and comprises of a sitting room, small kitchenette, three double bedrooms each with ensuite shower rooms.

ACCOMMODATION

A front door leads to an entrance hall providing access to both the sitting room and dining room. The sitting room is well proportioned and with a large inglenook fireplace with stone surrounds and a wooden lintel above. Period features adorn the room with a small set of stairs leading down into the kitchen. The Chalon kitchen is the heart of the fabulous home and has been tastefully renovated by the current owners. Filled with natural light, there is ample storage provided by a range of base and wall units, stone worksurfaces along with a central island with undercounter lighting. All modern integrated appliances are fitted with space for an American fridge freezer. The property benefits from underfloor heating in the kitchen, hall, cloakroom and link. The dining room is set off the kitchen and again is filled with light and character whilst providing formal seating for dining. There is an additional reception room set off the dining room that could be utilised as a games room for children, a study or occasional bedroom. At the rear of the property is an incredibly useful boot room with ample storage and a WC. The link between the properties is incredibly versatile in its uses and has been used as a dining room when entertaining a large number of guests, a lovely summer room with the French doors leading out onto the cobbled courtyard or as a buffer between the annexe and the main house. The spacious room has a beautiful exposed stone wall, wooden windows and doors.

On the first floor there are four double bedrooms. The master benefits from a large ensuite bathroom with his and hers sink, large shower and WC. The other three bedrooms are all well proportioned and share a family shower room situated next to the fourth bedroom.





ANNEXE

The annexe at Old Golden Lion has history dating back approximately 250 years and has been equally renovated into a superb, flexible space that can be used in a variety of ways to suit the owners requirements. The property is classified as having ancillary use to the main house and therefore provides additional use as an annexe for family and friends or as it is currently used, a holiday let to provide income. The annexe comprises of a large sitting room, and dining area with vaulted ceilings, three double bedrooms, each with ensuite and a kitchenette.

OUTSIDE

The property benefits from ample off-street parking and is accessed via a private driveway leading to a private cobbled courtyard giving ample space for parking or alternatively a courtyard garden area. There is a useful outbuilding providing storage for garden machinery along with a covered car port.

The rear garden is immaculately presented being predominantly laid to lawn with mature shrubbery to the borders with well stocked flower beds. There is a large terrace providing ample space for alfresco dining or entertaining. The garden extends down to the stream at the bottom of the garden which is an offshoot of the River Ken. This area is a serene space again providing a lovely place to relax and enjoy the evening sun.

SERVICES

Water - Mains connected

Electric - Mains connected

Drainage - Mains connected

Oil Fired Central Heating.

Ofcom predicted broadband services: Standard - Download 19Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.

Ofcom predicted mobile coverage for voice and data: Internally (Voice only): EE, O2 and Vodafone. Externally: EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council. Kentisbeare Conservation area

VIEWINGS

Strictly by appointment with the agents please.

DIRECTIONS

From Junction 28 of the M5, turn left signposted to Honiton. Continue on the A373 for 2 miles, then turn left at the crossroads, signposted Kentisbeare. Follow this road for 1 mile then turn left onto High Street. Then take the next right onto Fore Street, where the property can be found on your left hand side.



Approximate Area = 4238 sq ft / 393.7 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1101159



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		49	63
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



