



The Old School House



The Old School House

High Street, Kentisbeare, EX15 2AA

M5 J28/ Cullompton 4 Miles | Tiverton 13 Miles | Exeter 17 Miles

An attractive period village house providing light and spacious rooms and self-contained annexe, large gardens and situated in the centre of this popular village.

- Large Period Village House
- Self-Contained Annexe
- Convenient Village location
- M5 J28: 4 Miles
- Council Tax Band E & A
- 3/ 4 Bedrooms
- 3/ 4 Reception Rooms
- Uffculme school catchment
- No Onward Chain
- Freehold

Guide Price £650,000

SITUATION

The property is located in the heart of the well-regarded village of Kentisbeare, with a local shop, 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 Tiverton, Wellington and Cullompton are all close by and offer an extensive range of amenities. There is easy access to the M5 motorway at Junction 27, with Tiverton Parkway station providing an intercity rail link to London Paddington.

The property is also within the catchment area for the sought after Uffculme School, which has an Outstanding OFSTED report.

DESCRIPTION

A well-presented spacious period house offering flexible and modern accommodation across two floors as well as an attached self-contained one-bedroom annexe.

The property has a grand character feel with high ceilings, sash windows, fireplaces and oak flooring. A spacious, west-facing, garden lies to the side of the property with large raised patio.



ACCOMMODATION

An enclosed entrance porch with mosaic tiled floor opens through to the hall, with oak flooring and staircase to the first floor. To the east side of the property lies a dual aspect sitting room, beyond a further larger lounge leads through to a ground floor bedroom with en suite shower room. To the western side of the property is the large, open-plan, kitchen/ dining room; well fitted with a range of oak fronted wall and base units and central island unit. From here, access can be gained to the family room with patio doors onto the garden. A cloakroom with WC can also be found on this floor.

Stairs rise to the first-floor landing, off which can be found three bedrooms and the family bathroom comprising of bath, corner shower unit, wash basin and WC.

ANNEXE

The annexe comprises of accommodation across two floors. On the ground floor, the bright and airy sitting room offers open ceilings and exposed A-frame roof timbers. Stairs lead down to the lower ground floor where a kitchen, shower room and bedroom can be found. There is independent external access from the hallway.

OUTSIDE

The gardens run to the west of the house and are mainly laid to lawn for ease of maintenance. A wide semi-circular patio leads out from the patio doors in the family room providing an excellent seating and entertaining space to watch the sunsets. To one side, steps lead down to a paved area with oil tank, greenhouse and stone shed at the end.

To the side of the property, a small garage/ store is accessed from the road with space in front for the storage or small vehicles.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Underfloor heating in bathrooms
Ofcom predicted broadband services - Standard: Download 19Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.
Ofcom predicted mobile coverage for voice and data: Internal - EE, O2 & Vodafone (Voice Only). External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council. Kentisbeare Conservation Area

AGENTS NOTE

There is a small electricity substation within the garden which is owned by South Western Electricity Board (SWEB). Access rights remain for maintenance.

VIEWINGS

Strictly by appointment via Stags Tiverton

DIRECTIONS

Leaving the M5 at Junction 28, proceed eastbound on Honiton Road/ A373. After 2 miles, having passed Fordmore Farmshop, turn left at the crossroads signposted Kentisbeare/ Blackborough. Continue for approximately 1 mile, passing the football/ cricket club and the village hall. The road bears left on to the High Street, where a grass triangle will be seen in front of you. Just beyond, The Old School House will be found on the corner of the High Street and Fore Street, opposite The Wyndham Arms.

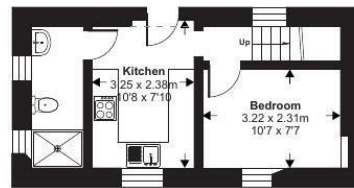


Approximate Area = 2900 sq ft / 269.4 sq m

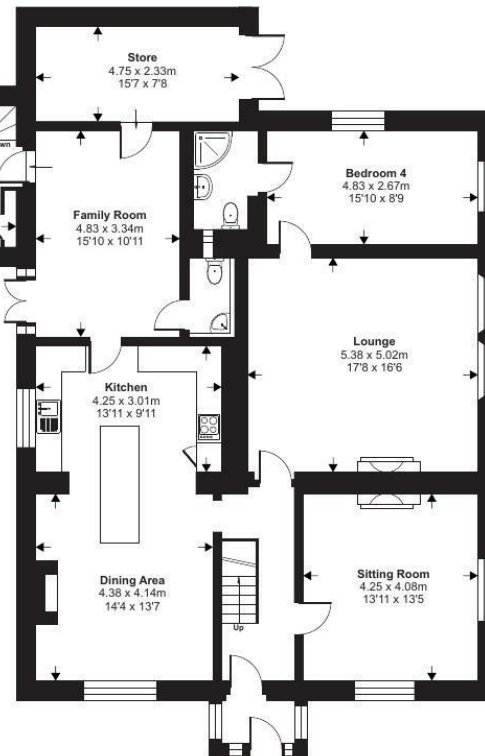
For identification only - Not to scale



Annexe Ground Floor



Annexe Lower Ground Floor

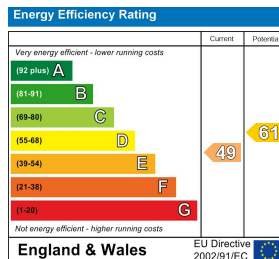


First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1283681

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.



19 Bampton Street, Tiverton, Devon, EX16 6AA

tiverton@stags.co.uk

01884 235705



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London