



Castle Comer,



STAGS

Castle Comer,

Kerswell, Cullompton, EX15 2EJ

Tiverton - 6.6 miles, Cullompton - 5.2 miles, Honiton - 6.8 miles

Recently refurbished, Castle Comer features a modern Shaker-style kitchen with a built-in oven and hob, a fully tiled first-floor shower room, and a luxurious Victorian-style en suite with a freestanding claw-foot bath and oak panelling. Additional upgrades include hardwood-framed double-glazed windows, contemporary electric radiators, and an electric Aga in the dining room. EPC E

- Character cottage with original features
- Two large reception rooms
- Spacious Shaker-style galley kitchen
- Hardwood double glazing
- Established garden with ample parking
- Four bedrooms, including en suite bathroom
- Sitting room features an inglenook fireplace
- Downstairs cloakroom, first-floor WC and shower room
- Flexible home office/bedroom 4 option
- Freehold. Council Tax Band D

Guide Price £490,000

SITUATION

Kerswell is ideally situated between the market towns of Cullompton and Honiton, offering a balance of rural tranquility and excellent connectivity. The village lies close to the Blackdown Hills, a designated Area of Outstanding Natural Beauty (AONB) renowned for its scenic landscapes and opportunities for walking, riding, and mountain biking.

Nearby villages, such as Broadhembury and Kentisbeare, provide additional local amenities, including primary schools, village shops, and welcoming pubs. Kerswell falls within the catchment of Uffculme School, which is rated 'Outstanding' by OFSTED, making it an excellent location for families.

For commuters, the A373 provides easy access to Honiton to the east and Junction 28 of the M5 at Cullompton to the west. The M5 corridor and Tiverton Parkway Station offer fast links to the cathedral city of Exeter and beyond.



DESCRIPTION

Castle Comer is a thoughtfully refurbished period property, blending original charm with modern conveniences to create a warm and inviting home. The house has been updated with a modern Shaker-style kitchen, complete with a built-in oven and hob, and a fully tiled first-floor shower room. The master bedroom boasts a luxurious en suite bathroom, styled in Victorian elegance with a freestanding eagle claw-foot bath, oak panelling, and a classic white suite.

Throughout the home, you'll find original features that retain its historic character. The sitting room showcases a stone inglenook fireplace with an oak beam and a multi-fuel/wood burner. Exposed ceiling beams and joists, oak doors, and a stunning stained-glass window on the staircase add to its period charm.

The layout is spacious and versatile, offering a large sitting room and a separate dining room that provides a cosy ambiance with a recently installed electric Aga. The dining room also features a unique Irish bar cupboard, perfect for entertaining. An additional room, currently used as an art gallery and study, extends the flexibility of the space. The property includes three generously sized bedrooms on the first floor, with a shower room accessible from the landing. Beyond the kitchen, there's a cloakroom and storage areas, one of which is equipped with light and power for a tumble dryer.

OUTSIDE

Approached via a pretty pathway through its own mature garden, Castle Comer offers a picturesque and private setting in the heart of Kerswell village. The front garden is beautifully landscaped with flower and shrub beds, trees, a small lawn, and traditional Devon stone walls. A wildlife pond and vegetable patch add to the natural charm, complemented by a 'Gabriel Ash' greenhouse for gardening enthusiasts.

To the side of the property, a decked sitting area provides a peaceful spot to enjoy sunshine and serenity. The established garden is a true highlight, wrapping the home in a tranquil, green environment that perfectly complements its period charm.

This delightful home is tucked away in the village yet remains conveniently located for commuting, with quick access to the M5 motorway and Tiverton Parkway Station. Castle Comer is more than a house; it is a warm and welcoming haven ready to be called home.

SERVICES

Castle Comer benefits from mains water, electricity, and drainage, is offered freehold, falls under Council Tax Band D, and is managed by East Devon District Council; according to Ofcom, the property enjoys reliable broadband service and good mobile signal coverage, ensuring modern connectivity in a peaceful rural setting.

DIRECTIONS

From Honiton take the A373 towards Cullompton. As you come into Dulford, turn right. Follow this road into Kerswell and after 0.7 miles the property can be found on your right



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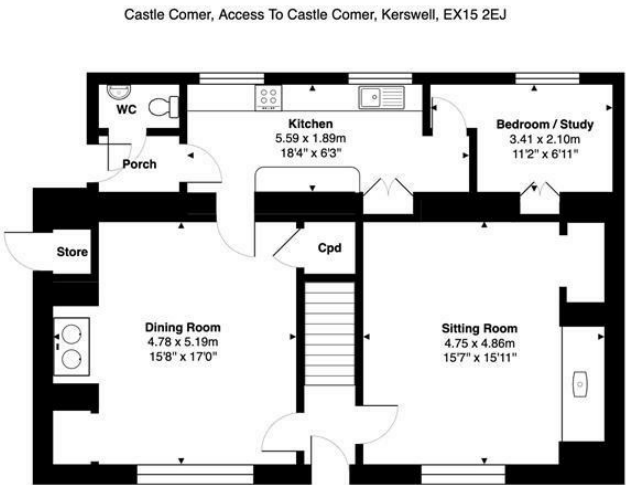


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		40	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

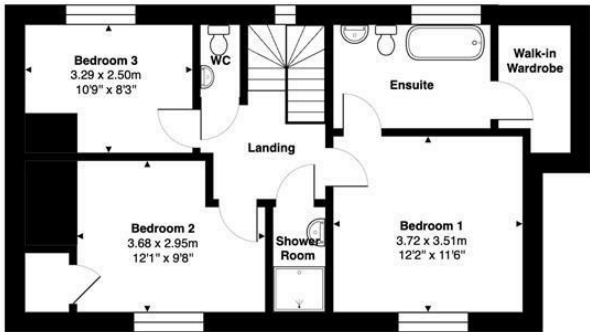
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Ground Floor



First Floor

Total Area: 136.3 m² ... 1467 ft²
All measurements are approximate and for display purposes only



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