



West of 

Hensford Mews

Dawlish

Offers in excess of £330,000

Hensford Mews

Dawlish O.I.E.O. £330,000

A beautifully presented two-bedroom barn conversion set within the exclusive Hensford Mews development, a collection of just seven attractive stone barns arranged around a central courtyard on the rural outskirts of Dawlish. The property offers a spacious living room with feature wood burner, a modern kitchen/dining room, two double bedrooms and a contemporary bathroom. Outside, there is a private front garden, access to well-tended communal lawns, and a garage in a nearby block with parking for two. Enjoying an idyllic countryside setting yet within easy reach of Dawlish town, coastal walks and a mainline train station, this home perfectly blends rural charm with modern convenience.

Wonderful stone barn conversion | Two double bedrooms |
Light and spacious living room | Further spacious
kitchen/dining room | Modern fitted kitchen | Modern
bathroom | Courtyard garden | Use of communal garden |
Garage with parking in front | Lovely rural setting

PROPERTY DETAILS

Nestled in a peaceful rural location, this beautifully presented barn conversion at Hensford Mews offers the perfect blend of character and modern living. With two spacious double bedrooms, the property is ideal for those seeking a tranquil lifestyle with easy access to the nearby coastal town of Dawlish, the vibrant city of Exeter, and a convenient train link from Starcross.

The heart of the home is the stylish, modern kitchen/dining room, featuring a well-equipped fitted kitchen that flows seamlessly through to a light and airy living room with feature fireplace with fitted wood burning stove and french doors that lead you out into the charming front courtyard garden, perfect for enjoying the scenic surroundings. On the first floor are two generous sized double bedrooms and a contemporary bathroom - making this a practical and desirable home.



The property also benefits from a single garage and two parking spaces located across from the property and residents also have the use of a communal garden area.

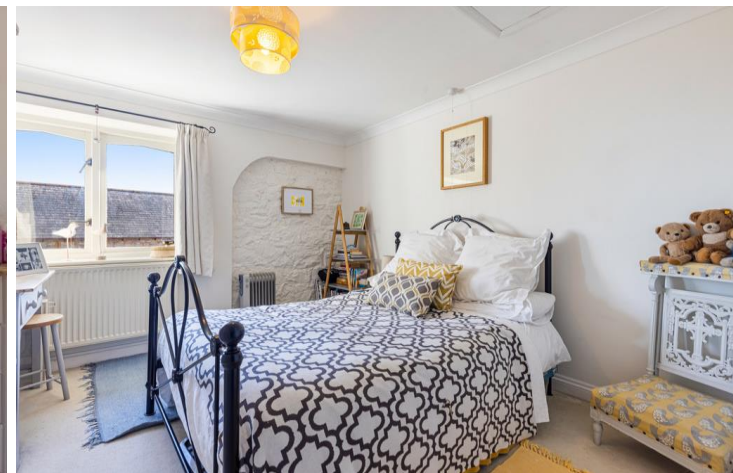
Whether you're looking for a peaceful retreat or a convenient base with easy access to local amenities, this stunning barn conversion provides everything you need and more.

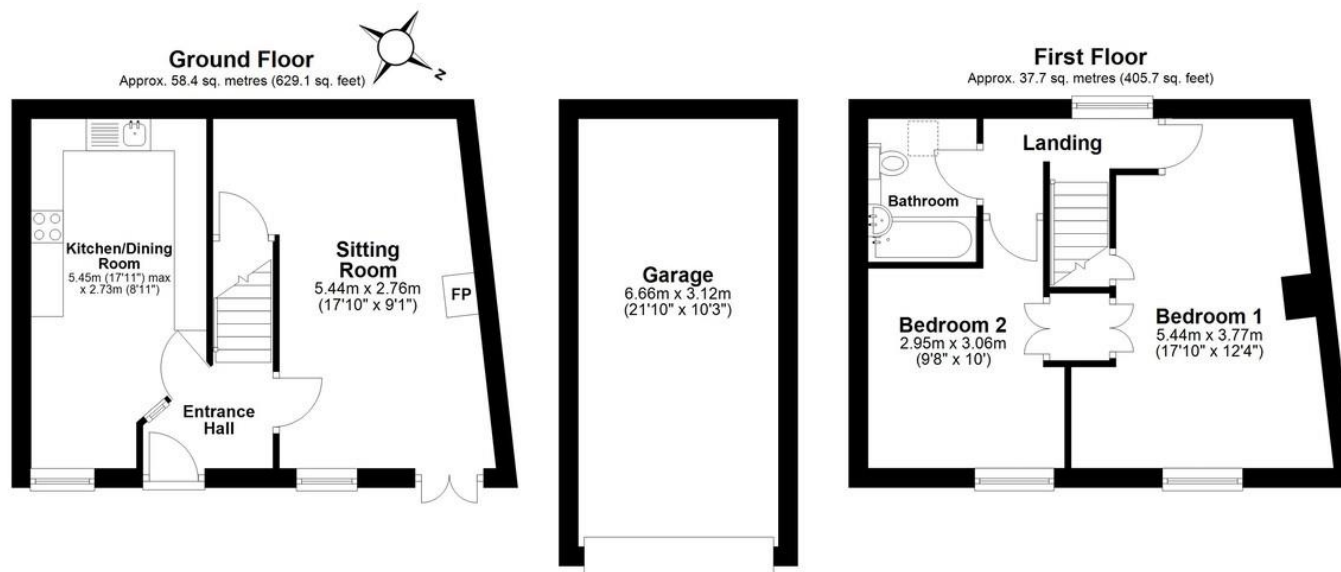
LOCATION

The development sits in a peaceful location with beautiful surrounding countryside just outside the small hamlet of Ashcombe, and also enjoying lovely walks up to and around the Haldon Hills a popular rural wooded area. The pretty coastal town of Dawlish is approximately 2 / 3 miles away with lots of amenities on offer, including a train link. A little further afield, though still easily commutable (approx. 9 miles), lies the cathedral city of Exeter with its wealth of facilities and access to major road (A30, A38 and M5) networks, rail and airport services.

DIRECTIONS

From the A379 Exeter Road turn into Port Road marked Ashcombe and continue on this road for approx. 1 mile, turning left at Basket Lodge Cross. pass the thatched cottages on your right and take the next left into Hensford Road (not signed). Hensford Mews is about a quarter of a mile on your left. Take the second entrance driveway and park by the grassy verge immediately on the right.





Total area: approx. 96.1 sq. metres (1034.8 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	78	
(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
www.epc4u.com		



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