



Goosemoor, Kennford

An idyllic period Grade II listed thatched cottage set in a fine rural position with glorious countryside views, detached barn/workshop, established gardens and ample parking. Cottage, outbuilding, and grounds in the region of 1.5 acres.

Guide Price
£595,000
Freehold

**Symonds
& Sampson**

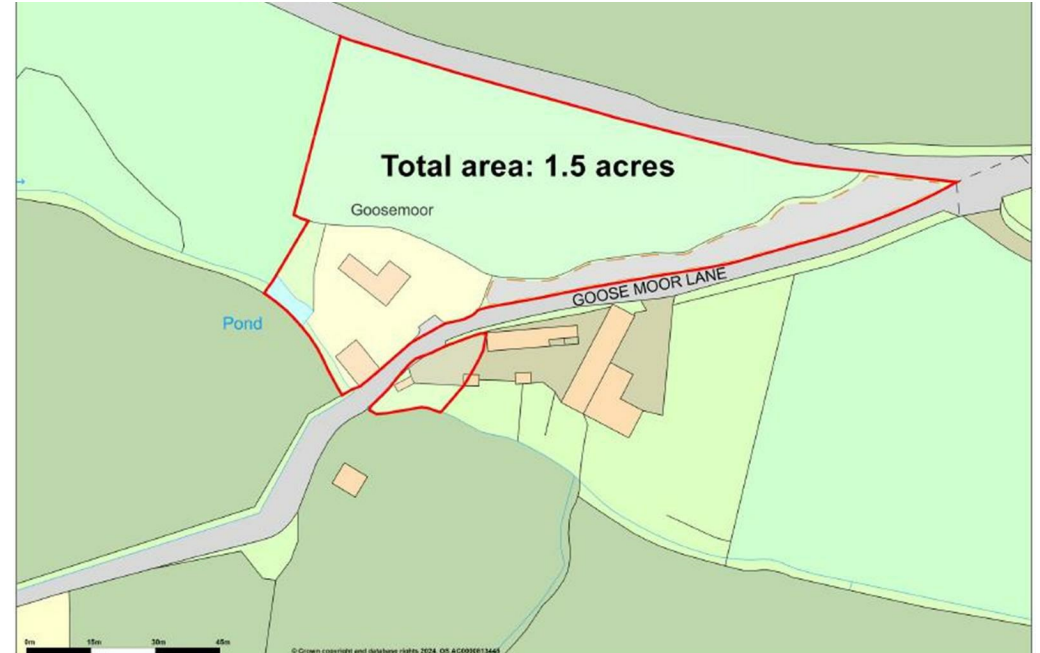
ESTABLISHED 1858

Goosemoor, Kennford, EX6 7XZ

- Charming listed cottage
 - Quiet rural location
- Beautiful countryside views
 - Good road links nearby
 - Large barn/workshop
 - Established gardens
 - Adjoining field
 - Council tax band E

Viewing strictly by appointment
Symonds & Sampson
01297 33122





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Goosemoor is a picturesque 'chocolate box' cottage which is believed to date from the 17th Century. The cottage is built of colour washed cobb and stone rubble elevations under a hipped thatched roof with a later single storey extension to the rear elevation. The property features many attractive qualities, and the accommodation does offer a good degree of flexibility for prospective purchasers. To the front of the property is a pitched roof open porch with heavy wooden front door which leads through to the entrance hall. There is a well-equipped kitchen, fitted with a wide range of units, integrated appliances, and Rayburn. The main reception room is on the opposite side of the hallway and enjoys a dual aspect along with an attractive fireplace housing a modern contemporary style wood burning stove. To the first floor are two good size double bedrooms, both with fitted wardrobes. Beyond the kitchen is the single storey extension which contains a useful utility room with downstairs

cloakroom, family bathroom and a third double bedroom. Most of the rooms enjoy views over the surrounding countryside and gardens.

Outside

The property is approached from the lane where a low stone wall and five bar gate lead into the courtyard and parking area. The property is well placed within its plot with garden to three sides which are mainly lawned with a wide variety of established trees, shrubs and seasonal flowers. A stream runs along the western boundary, besides the summerhouse which makes for a wonderful viewing point to take in the stunning surroundings. Beyond the gardens is a sloping field which leads up to the roadside with established tree lined boundaries and gated five bar access. Further far-reaching views across the valley. On the opposite side of the lane is a triangular piece of land which provides additional parking. In all about 1.5 acres.

Barn/Workshop

Constructed of block elevations with high level roller door, light and power. Mezzanine storage area and pedestrian door.

Situation

Goosemoor is situated in an outstanding rural location along a private road close to Haldon Forest Park. Despite the secluded location, Exeter city centre is only 8 miles in distance. There is an abundance of riding and outdoor activities in the surrounding countryside, with Dartmoor National Park 20 miles to the south west and the famed sandy beach of Dawlish 9 miles to the south east. The villages of Kennford and Kenn offer a good range of local amenities including public inns, village store/post office and parish church. While the Cathedral City of Exeter is a comfortable commute from the property, offering shopping, cultural and recreational facilities with many new restaurants, Waitrose, John Lewis and the Exeter Chiefs' Rugby Stadium. Communication links are excellent, with quick access to the A30, the A38 Devon Expressway and the M5 motorway. Exeter St Davids train station is 8 miles away with its high speed rail service to London and Exeter Airport is 4 miles to the east of the city.

Services

Mains electric. Private water and drainage. Oil fired central heating.

Ultrafast broadband is available
Voice & data mobile coverage is available
indoors & outdoors. Source- Ofcom

Agents Note

Please note that the kennel is not included within the purchase price and that the sellers are retaining a portion of land and outbuildings on the other side of the lane. Our land plan is for guidance only, the exact boundary is still to be confirmed. We understand that planning permission for the demolition of the barn and creation of a dwelling was applied for and refused in 2023. Application Reference 22/02349/FUL Further details are available on the planning portal Teignbridge.gov.uk

Local Authority

Teignbridge district council

Directions

From Exeter proceed on the M5 southwards following the signs for the A38 and Plymouth. After approximately 3 miles take the slip road signposted Kennford/Kenn and after passing the Exeter Court Hotel turn right, crossing over the dual carriage way and follow the road round to the right, and take the left hand turning beside Kennford International Holiday Park. Continue down the hill and follow this road for approximately one mile where you will see the turning on your left signposted Goosemoor. Continue down the private road where the property can be found after a few hundred yards.

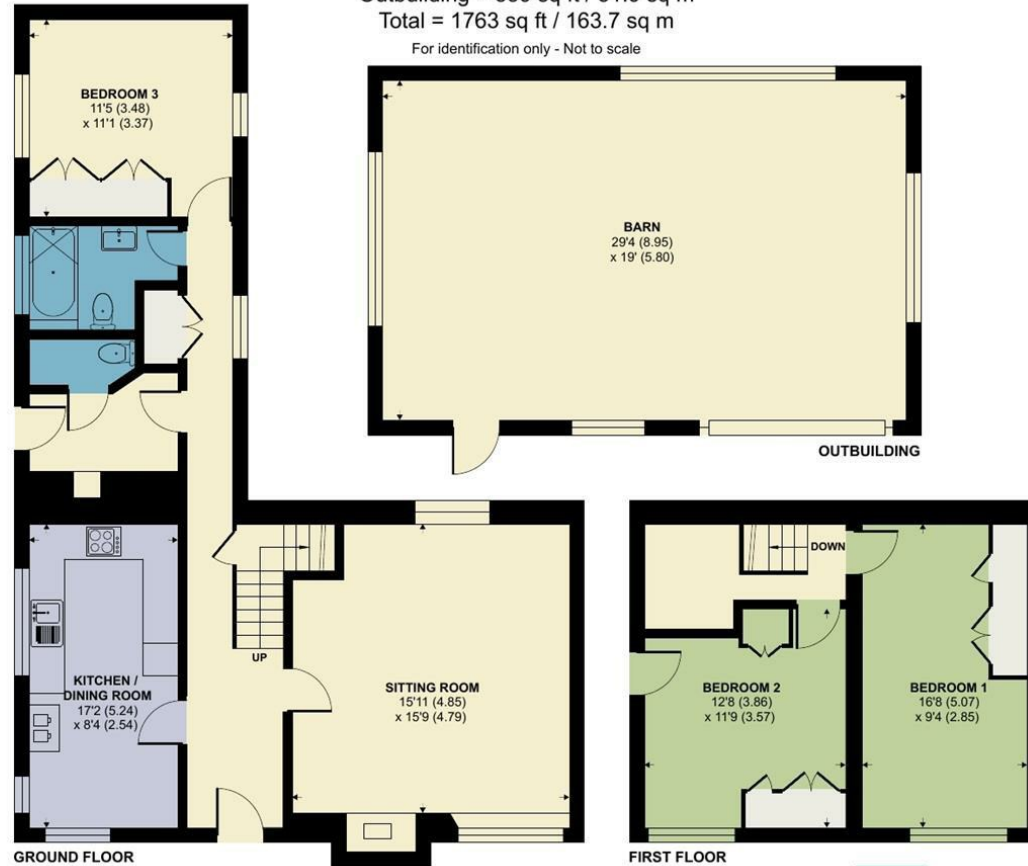
Kennford, Exeter

Approximate Area = 1204 sq ft / 111.8 sq m

Outbuilding = 559 sq ft / 51.9 sq m

Total = 1763 sq ft / 163.7 sq m

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 Symonds & Sampson. REF: 1102406



Axm/RS/04.04.24



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