



Barnsfield House is a spacious, detached, 4 bedroom, 2 reception room period house, located on the edge of the extremely popular and well respected village of Kenton (which lies between Exeter and Dawlish). The house enjoys fine, roughly south facing gardens, plenty of parking and views across Powderham Estate Deer Park, to the castle itself and estuary beyond in one direction and fields in the other. EPC – E.

Guide Price £575,000

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## LOCATION

Kenton is a popular village well served by local amenities including village hall, primary school and farm shop in the grounds of nearby Powderham Castle estate. Inland from the village is Haldon Forest, an area of Forestry England woodland with wonderful walking, riding and cycling facilities, with the open moor and river valleys of Dartmoor beyond. There is a cycle path along the estuary to Exeter's Quay via numerous pubs, with beaches at Dawlish and Teignmouth only a few miles away. Starcross has a branch line railway station which links to Exeter St Davids and London plus Newton Abbot and Plymouth to the south. Kenton lies 7 miles south of Exeter providing excellent sporting and leisure facilities as well as a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining.

## DESCRIPTION

The property has been extensively modernised and upgraded in recent years (including a new roof covering quite recently) and now provides lovely family accommodation and, with the added benefit of gas fired central heating and extensive uPVC double glazing. Internally, the property is a true delight, with many character features, including a large family kitchen with built-in dining/seating area, period doors, timber beams and an open fireplace, all of which combine to create a home of great charm, yet modern specification. Furthermore, with an expansive loft space, there is potential (subject to planning permission), to extend into the roof space to create yet more accommodation. Outside there is a substantial gravelled/walled parking and turning area. A five-bar gate leads from the parking area into the main gardens, which are well fenced throughout and have a wonderful, sunny (roughly south facing) aspect with a large and truly lovely paved patio and covered veranda. Steps from the patio lead up to the main lawns, which are split into two levels and enjoy a lovely outlook over the adjoining fields. The upper-most area is leased from the Powderham Estate at £150.00 rental per annum (the new owner could choose to continue this or simply end the lease if they wished).

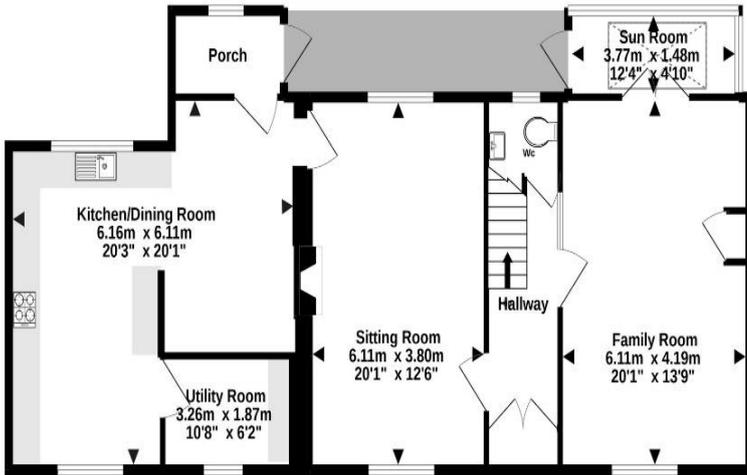
## DIRECTIONS

Proceed from Exeter/M5 on the A379, Dawlish road. Proceed into Kenton and after passing the centre of the village and the main drive to Powderham Castle the property will be found on the right hand side of the main road just as you are leaving the village heading towards Starcross..

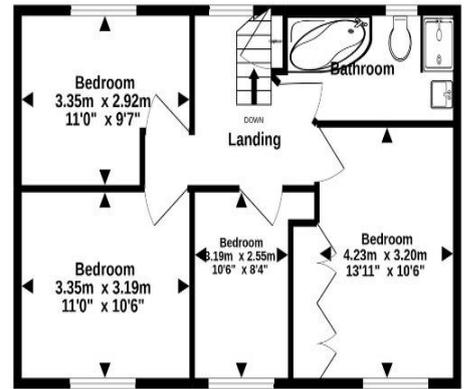




Ground Floor  
103.8 sq.m. (1118 sq.ft.) approx.

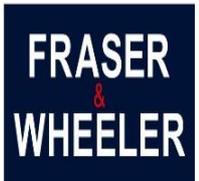


1st Floor  
59.3 sq.m. (639 sq.ft.) approx.



**TOTAL FLOOR AREA : 163.2 sq.m. (1756 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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