

## Church Street, Kenton, EX6 8NA



Beautifully Presented 4-Bed Victorian Home in the Heart of Kenton Offering elegant living with multiple reception rooms, luxury bathrooms, and two staircases. Features a spacious kitchen/dining room, south-facing courtyard garden, and secure covered parking. A rare blend of period charm and modern convenience in a sought-after village setting. FREEHOLD, COUNCIL TAX BAND - F, EPC - D.

Guide Price £495,000

01626 862379

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### DESCRIPTION

A rare opportunity to acquire a truly distinctive and beautifully presented Victorian home, ideally located in the heart of the sought-after village of Kenton. The generously proportioned accommodation includes an elegant sitting room, a versatile dining room or study, and a spacious kitchen/dining area with an adjoining utility space. There is also a cosy second sitting room offering additional study space, along with a ground floor shower room/WC. The property benefits from two staircases leading to the first floor, where you'll find four well-appointed bedrooms, a luxurious contemporary bathroom, and an additional shower room. Externally, the home boasts secure, covered off-road parking and a delightful south-facing courtyard garden.

### ENTRANCE HALL

Attractive patterned glass door opens to the entrance hall. Coat hanging space. Under stairs storage cupboard. Central heating radiator. Meter cupboard. Attractive turning staircase rising to the first floor. Wall light point. Panelled wooden door opens to:

### SITTING ROOM

An elegant reception room with a sash window to the front aspect. Enjoying outlook towards the church and its grounds. Radiator, Picture rails. Moulded coving, wall light points.

### STUDY

A very pleasant room with sash window to the front aspect, again enjoying a pleasant view towards the church and its grounds. Radiator. Picture rails.

### KITCHEN/DINING ROOM

This room is a lovely size, the dining space features a sash window to the rear. Radiator. Coved ceiling. Space for a large dining table. The kitchen comprises of a 1 ½ bowl stainless steel sink unit and drainer with mixer tap, set in to a work surface with cupboards and drawers beneath. Further work surfaces with additional base units and drawers underneath a range of shelved wall cupboards. Integrated appliances including double oven and a four ring gas hob with extractor canopy. Built-in fridge and carousel storage unit. Part tiled walls. Windows overlooking the

courtyard garden with glazed door opening to the outside space. Multi paned door opens to:

### UTILITY

Comprising stainless steel sink unit with mixer tap set in to roll edge work surface with cupboards under. Plumbing and space for a dishwasher. Part tiled walls. Secondary staircase to first floor. A glazed stained wood door then opens to:

### REAR HALLWAY

Appliance space and fitted storage shelving. Two glazed doors open to the courtyard garden. Large walk-in store room housing the gas boiler and providing useful additional appliance space and storage. From the rear hallway, a part glazed door opens to:

### LIVING ROOM

This is a lovely, cosy reception room which features a decorative fireplace, with deep oakwood mantelpiece and tiled hearth. windows overlooking the courtyard garden and patterned glass windows to one elevation. Two central heating radiators. Range of fitted bookshelves with feature overhead lights. Half-glazed door opens to:







#### OFFICE

A useful workspace with window overlooking the courtyard. Door opening to the outside space. Range of fitted storage shelving and central heating radiator.

#### GROUND FLOOR SHOWER ROOM/WC

Fitted with a large tiled shower cubicle, wall heater and extractor fan. Wash basin with tiled splashback, and door opening to low level WC, extractor fan and wall mounted electric heater. Obscure glazed window.

#### FIRST FLOOR LANDING

This is a really nicely sized space which could be used for a work desk and study area, and enjoys a pleasant outlook through the sash window to the front towards the church and its grounds. Two wall light points and access to the part boarded loft storage space. An archway opens to an inner hallway with fitted shelving and panelled wooden doors to:

#### BEDROOM 1

A lovely sized double room with sash window to the front aspect, enjoying the view towards the church and grounds. Two fitted double wardrobes with bi-folding doors, hanging rails and shelving. Additional overhead cupboards. From the master bedroom door opens to the rear staircase and to a half landing. An arch opens to a dressing area with two Linen cupboards with slatted shelving. A double glazed door opens to a feature decked balcony overlooking the courtyard garden.

#### SHOWER ROOM/WC

A contemporary suite comprising a Victorian style wash basin with tiled inlay, wood surround and storage under. Ladder-style heated towel rail. Large walk in shower area with spotlights. Extractor fan. Obscured glazed window.

#### BEDROOM 2

Front aspect sash window, enjoying pleasant outlook towards the church. Radiator.

#### BEDROOM 3

Rear aspect window. Radiator. Pedestal wash basin with tiled splash back. Fitted double wardrobe with hanging rails and shelving, with additional overhead cupboards.

#### BEDROOM 4

A good sized room which has a sash window enjoying an outlook to the rear, including countryside glimpses. Central heating radiator. Large double wardrobe with hanging rail and shelving. Additional overhead storage cupboards.

#### FAMILY BATHROOM

A high quality contemporary white suite comprising pedestal wash basin, close couple WC. Attractive oval shaped bath and separate tiled shower cubicle with part tiled surround and curved screen. Ladder style heated towel rail. Ceiling spotlights. Extractor fan. Cupboard housing hot water tank served by main boiler, immersion heater and roof solar panels. Window to the rear aspect.

#### SEPARATE WC

Comprising low-level WC, extractor fan and light.

#### OUTSIDE

Western Cottage features a covered parking area with secure door and rear access into the courtyard garden which is south facing and features a useful outside tap.

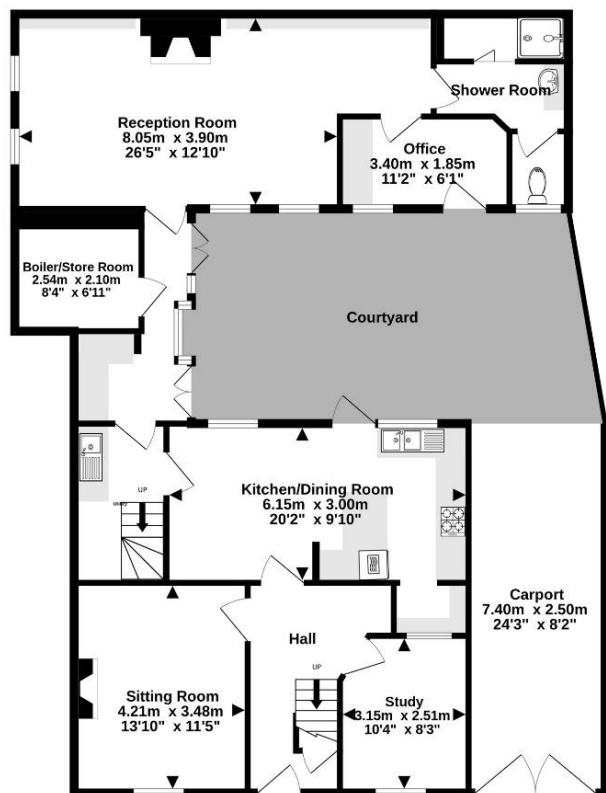
#### AGENTS NOTE

The property is subject to an area of flying freehold over the rear living room/reception room, office and ground floor/shower room.

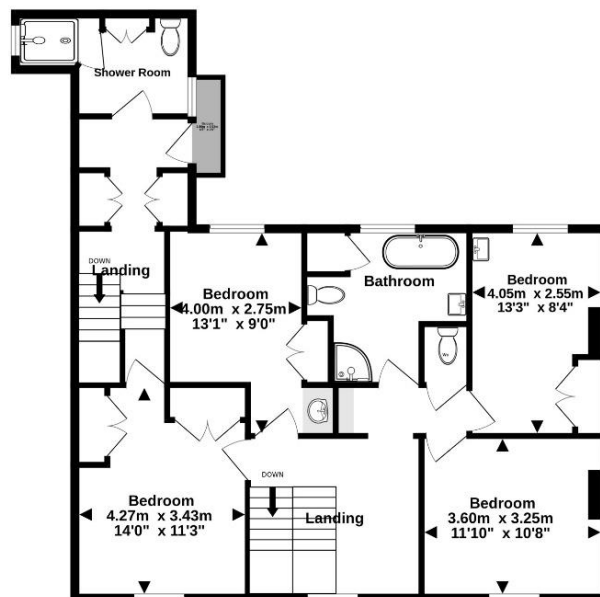
#### SOLAR PANELS

We are advised that the property has a freehold solar panel system fitted. This comprises of two panels, each comprising a set of 15 solar absorber tubes. These panels provide a heating source for domestic hot water and there is no additional income generated from this system.

**Ground Floor**  
132.2 sq.m. (1423 sq.ft.) approx.



**1st Floor**  
89.6 sq.m. (964 sq.ft.) approx.



**TOTAL FLOOR AREA : 221.8 sq.m. (2387 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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19 Queen Street, Dawlish, Devon, EX7 9HB  
Telephone: 01626 862379  
Email: [info@fraserandwheeler.co.uk](mailto:info@fraserandwheeler.co.uk)  
[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)



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