



Kerswell







Kerswell Towsington Lane

Exminster, Exeter, Devon, EX6 8AY

Exeter 6.2 miles

A Grade II listed farmhouse set in approximately 9.77 acres of tranquil Devon countryside featuring a self-contained annex, woodlands, orchard, and pastureland.

- Grade II Listed Farmhouse
- Six Bedrooms & Three Bathrooms
- Picturesque Views
- Beautiful gardens with outbuildings
- Freehold/Leasehold 2,000 year term from 1890
- Self-Contained Annex
- Three Reception Rooms
- Land amounting to 9.77 acres
- Barn with Potential to Convert (STP)
- Council tax band - G

Guide Price £995,000

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DESCRIPTION

Set in an attractive rural position within the pretty hamlet of Kerswell, this charming family home with adjoining annexe offers a rare combination of character, space and versatility, enjoying beautiful rural views across the surrounding Devon countryside. The well-proportioned Grade II Listed main house is arranged to suit modern family living whilst also benefiting from an adjoining annexe, offering excellent potential for multi-generational living or income. In addition there is a useful range of outbuildings including a detached barn with scope for conversion, subject to the necessary planning consents.

Outside, the grounds extend to nearly 10 acres, comprising gardens and pasture, ideal for those with equestrian or smallholding interests. The setting is both private and accessible, with nearby connections to Exeter and the surrounding villages.

THE MAIN HOUSE

The property is approached via an entrance hall with stairs rising to the first floor and doors to the main reception areas. The kitchen/dining room is well-equipped with an island unit, AGA, additional oven and integrated appliances, complemented by oak flooring. A secondary staircase provides additional access to the first floor. The principal sitting room features an impressive inglenook fireplace, forming an attractive focal point, with a window seat and steps leading down to a study with wood-burning stove. To the rear, a practical utility room and separate boot room with cloakroom enhance the day-to-day functionality of the property.

On the first floor of the main house are five double bedrooms, the fifth bedroom with en suite shower room, together with a well-appointed family bathroom. There are doors from both the ground floor and the first floor into the attached annexe.

THE ANNEXE

An adjoining annexe provides additional flexibility, comprising a kitchen, bathroom, hall, and a vaulted sitting room, together with a first-floor double bedroom. The annexe could be integrated back into the main house if required.





LAND AND OUTBUILDING

The property is complemented by a barn with potential for conversion into additional living accommodation, subject to securing planning approval. The surrounding land is a haven for nature enthusiasts, featuring two woodlands, a mature orchard, a stream, a pond and pastureland. In all the land amounts to 9.71 acres.

LEASEHOLD

The property is held under three Land Registry titles. One title is freehold whilst two of the titles are leasehold on a 2,000 year term from 1890. Ground rent of £2.66 hasn't been requested for over 18 years and now informally exonerated. No original copy of the lease is held by Land Registry. Please speak to the Agents for further information.

SERVICES

Mains water and electricity

Private drainage - Septic tank. Not believed to be compliant with the general binding rules

Oil-fired Central heating and Aga.

4G Broadband up to 40mbps.

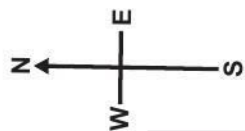
RIGHTS OF WAY

Two neighbouring properties have rights of access over the driveway. Kerswell has rights of access over the neighbouring driveway to access the rear of the detached barn.

For a full list of covenants please speak to the Agents.

DIRECTIONS

What3words - intro.novel.towns

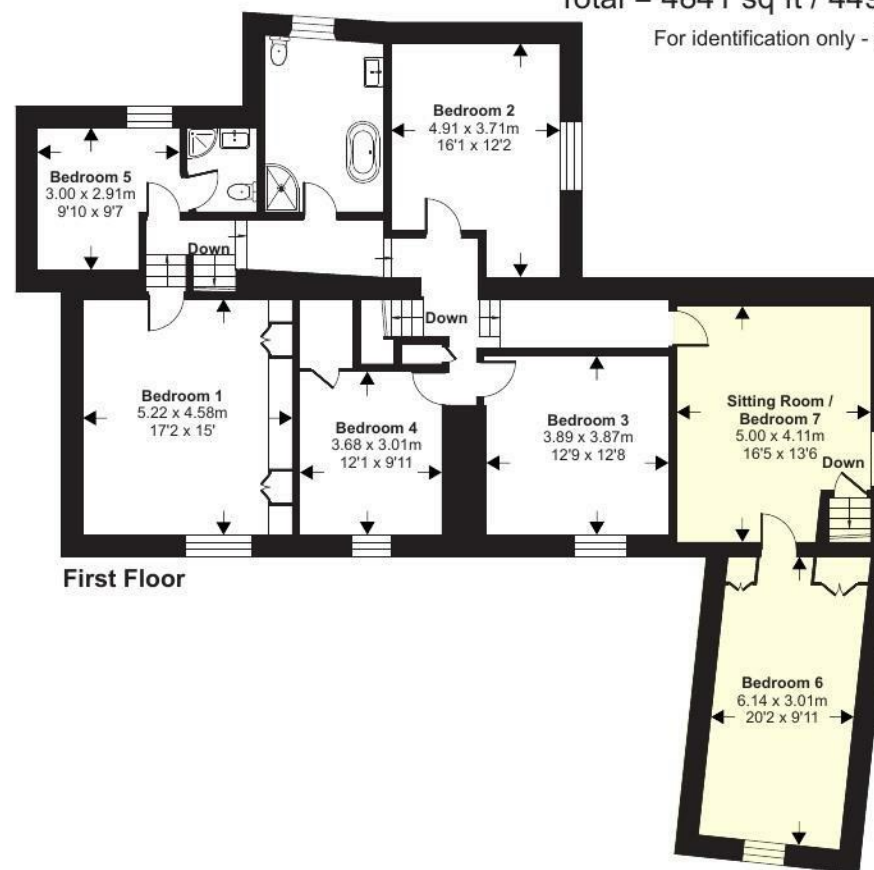


Ground Floor

Annexe

Approximate Area = 3256 sq ft / 302.4 sq m
Outbuildings = 1585 sq ft / 147.2 sq m
Total = 4841 sq ft / 449.6 sq m

For identification only - Not to scale



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Stags. REF: 1423268



STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

