



Westlake Farm



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Kenton, Devon, EX6 8HS

Exeter City centre (9.7 miles), Starcross Station (2.3 miles)

A substantial and beautifully presented bungalow of brick and block construction, set within delightful landscaped gardens and benefitting from land amounting to 2.38 acres.

- Generous and highly versatile accommodation
- Four double bedrooms
- Set within approximately 2.38 acres
- Agricultural tie
- Freehold
- Scope for a fifth bedroom
- Integral double garage
- Delightful and tranquil setting
- Additional land & buildings available
- Council Tax Band: G

Guide Price £625,000

SITUATION

Set just outside of the village of Kenton, Westlake farm, a much-loved family home, offers generous and versatile accommodation extending to over 3,200 sq ft. The village itself, is home to an excellent primary school (Ofsted Good), Church, Powderham Farm Shop, and a Post Office. There is a railway station approximately 2 miles in the village of Starcross and good access to the city of Exeter and Plymouth via the A38 Expressway. The historic cathedral city of Exeter lies to the north, offering a vibrant mix of shopping, dining, leisure and cultural opportunities. The city boasts a variety of independent boutiques alongside well-known high street names, a choice of theatres, cinemas and galleries, as well as a thriving café and restaurant scene.

DESCRIPTION

The well-arranged interior includes a large triple-aspect sitting/dining room, four double bedrooms, one of which enjoys an en suite shower room, together with a family bathroom. The property also benefits from an integral double garage, which offers potential for conversion or extension, subject to the necessary consents. In all, the property is set within approximately 2.38 acres, providing an attractive combination of garden and land, ideal for those seeking a rural lifestyle with space and privacy.



ACCOMMODATION

A door from the generous parking area opens into a contemporary kitchen/breakfast room, fitted with a comprehensive range of wall and floor mounted units and a selection of integrated electric appliances. Doors lead from here into the central hallway and the integral double garage, providing excellent practicality.

The central hallway forms the heart of the home and gives access to an impressive open-plan, triple-aspect sitting and dining room, featuring a free standing wood-burning stove and patio doors opening directly onto the decking, creating a seamless connection between indoor and outdoor living.

Further accommodation comprises a well-positioned utility room, a family bathroom with separate shower enclosure, and four generous double bedrooms, two of which benefit from fitted wardrobes, with the principal bedroom enjoying an en suite shower room.

Stairs rise from the central hallway to a spacious first-floor storage and family room, offering excellent versatility and potential for a variety of uses including a fifth bedroom.

GARDENS & LAND

One of the principal attractions of the property is its delightful and tranquil setting. Situated along a quiet country lane, it enjoys a high degree of privacy and provides a peaceful haven for wildlife.

The property is approached via a driveway leading to a generous parking area and integral double garage. Surrounding the house are attractive, level lawned gardens, interspersed with a variety of mature trees and shrubs, together with a decking area, ideal for outdoor entertaining. The wrap around gardens provide three seating areas to the front, side and back of the bungalow.

To the rear lies a agricultural field extending to approximately 1.89 acres, offering excellent amenity or potential for grazing. In all, the property extends to approximately 2.38 acres.

There is additional land and a range of versatile outbuildings available to purchase subject to separate negotiation. Please speak to the Agent for further information.

AGENTS NOTE

The property is subject to an agricultural occupancy restriction meaning the occupation of the dwelling is limited to persons employed or last employed full time in agricultural or forestry work in the locality.

SERVICES

Mains water and electricity.
Private drainage - Septic tank
Gas central heating - LPG

DIRECTIONS

What3words:///chapels.patching.below



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.



Approximate Area = 3238 sq ft / 300.8 sq m
 Limited Use Area(s) = 117 sq ft / 10.9 sq m
 Outbuilding(s) = 10092 sq ft / 937.5 sq m
 Total = 13447 sq ft / 1249.2 sq m

For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2024. Produced for Stags. REF: 1402963



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	48	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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