Lark Rise

Lark Rise

, Fore Street,Kentisbeare, EX15 2AD

Cullompton/M5 (J28) 4 miles | Tiverton 13 miles | Exeter 17 miles

A five-bedroom family home set in a spacious plot in the heart of the popular village of Kentisbeare.

- Immaculately Presented
- Beautifully Kept Gardens
- Five Double Bedrooms
- Uffculme School Catchment
- Grade II Listed
- Excellent Village Amenities
- Many Character Features
- Convenient Village Location
- Council Tax Band G
- Freehold

Guide Price £700,000

SITUATION

The property is located in the heart of the well-regarded village of Kentisbeare, with a local shop and post office, The Wyndham Arms pub, a primary school, church and village clubs. This area in the Culm Valley, with its beautiful backdrop of the Blackdown Hills, is a very popular part of the countryside with easy accessibility.

The market towns of Tiverton, Wellington and Cullompton are all close by and offer an extensive range of amenities. There is easy access to the M5 motorway at Junction 27, with Tiverton Parkway station providing an intercity rail link to London Paddington.

The property is also within the catchment area for the sought after Uffculme School, which has an Outstanding OFSTED report.

DESCRIPTION

Larkrise, a meticulously presented Grade II Listed five-bedroom family home, featuring three elegant front reception rooms with period details. The rear boasts a large kitchen, utility, and WC. An extension by the current owners unfolds into a superb family room with bifold doors leading to a Westerly facing terrace overlooking the garden. Upstairs, five double bedrooms include a principal bedroom with a spacious dressing room and ensuite, with additional family bathroom.

ACCOMMODATION

Upon entering, a spacious entrance hall provides access to the focal points of this residence. Three distinct reception rooms, a WC, the kitchen, and the charming rear garden room are strategically arranged for seamless navigation. The front reception rooms, each exuding individual character, serve dual purposes—one as an elegant formal dining space, and the other as the central family sitting room, complete with bay windows.

Positioned to the right upon entry, a snug awaits, offering versatile utility. The family kitchen, adorned with granite worksurfaces, showcases an array of base and wall units, along with a capacious central island boasting various storage elements. The modern rear extension, accentuated by bifold doors spanning the entire back wall, effortlessly integrates indoor and outdoor spaces. Adjacent to this space, a utility room equipped with plumbing for a washing machine and space for a tumble dryer adds practical convenience.

Ascending to the first floor unveils five generously proportioned double bedrooms. The principal bedroom, featuring a dressing room and ensuite, adds a touch of opulence. Each bedroom is capacious enough to accommodate double beds, wardrobes, and additional storage. The flexible layout of the first floor caters to diverse family needs, ensuring an adaptable and sophisticated living environment.

OUTSIDE

The property boasts an expansive rear garden adorned with mature shrubs, trees, and vibrant flowers that gracefully frame the lush lawned area. At the garden's lower boundary, a gentle stream meanders alongside a raised composite decked space, creating a serene haven perfect for basking in the evening sun. Ascending to the garden's pinnacle, a sizable paved expanse adjoins the bifold doors leading to the garden room, offering an idyllic setting for entertaining, al fresco dining, and relishing the panoramic countryside views.

Completing the property's allure, a collection of practical outbuildings within the grounds stands ready to accommodate storage needs or serve as a versatile workshop space.

SERVICES

Mains electricity, water and drainage. Oil fired central heating
Ofcom predicted broadband services - Standard: Download 19Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.
Ofcom predicted mobile coverage for voice and data: Internal - EE, O2 & Vodaphone (Voice Only). External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council. Kentisbeare Conservation Area

VIEWINGS

Strictly by appointment via Stags Tiverton

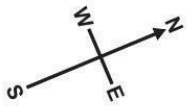
DIRECTIONS

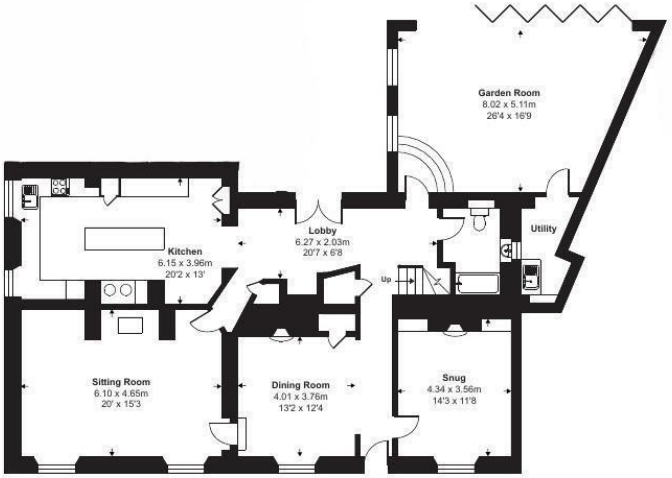
From Junction 28 of the M5, turn left signposted to Honiton. Continue on the A373 for 2 miles, then turn left at the crossroads, signposted Kentisbeare. Follow this road for 1 mile then turn left onto High Street. Then take the next left onto Fore Street, where the property can be found on your left hand side.

What3Words: ///kinds.spires.professed.

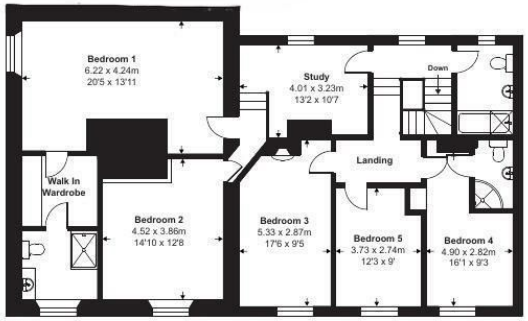
Approximate Area = 3286 sq ft / 305.2 sq m

For identification only - Not to scale





Ground Floor



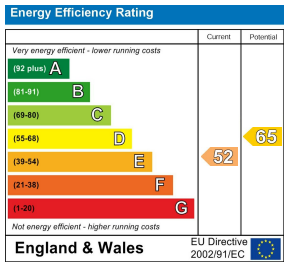
First Floor

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Stags. REF: 1059356

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.

STAGS



19 Bampton Street, Tiverton, Devon, EX16 6AA

tiverton@stags.co.uk

01884 235705