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Kennick Roundhouse

Christow, Devon EX6 7NZ

£699,950 Freehold







The Property

A secluded and beautiful attached barn conversion. Set in picturesque Dartmoor countryside with great access to countryside and lakeside walks, Kennick Roundhouse is part of a former sawmill built in the late 1890s. It is built of granite with red brick quoins and has generous accommodation set in a quiet rural location surrounded by beautiful countryside and nearby lakeside walks. Kennick Roundhouse sits on a 1.59 acre garden with lots of parking. The accommodation comprises an entrance lobby, a dining room, kitchen/breakfast room, a large sitting room in the former roundhouse and a big lounge on the ground floor. On the first floor there is a main bedroom with ensuite shower room, a family bathroom and two further double bedrooms. The property is presented in good condition and is double glazed, centrally heated and has PV panels. The garden has a wild flower meadow, extensive lawns, a small granite 'tor', a covered vegetable garden, greenhouse and a machinery shed. Fowlers strongly recommend viewing this home.

Situation

Located in beautiful Dartmoor countryside close to the Kennick reservoir and with access to nearby woodland and lakeside walks. The area benefits from having skies unpolluted by artificial light and enjoys great stargazing. Nearby Christow has a Primary school and Parish church and the A382, which leads to Bovey Tracey and the A38, is only a 10 minute drive.

Services

Mains electricity. Private drainage. Private water. Oil by private contract. Broadband is currently with Starlink with speeds up to 240Mbps. Feed in tariff payments from the solar panels came to £2,560 in 2025.

Council tax band

Band F

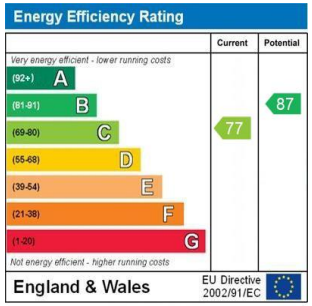
Directions

From Moretonhampstead take the B3212 Exeter Road eastwards out of town. The road rises for about 1.8 miles and at the very top of the hill there are two roads on the right. Take the second road which leads 'half right' towards Blackingstone Rock. After 0.75 miles, just before Blackingstone Rock, after passing the entrance to Blackingstone Quarry, take a 90 degree turn into a lane on the right. This lane leads straight to Kennick and after about 1.5 miles you will come to the entrance to Kennick Roundhouse on the left.
What Three Words: refrained.miss.eyebrows

Entrance lobby

A hardwood door leads into the lobby which has a chequerboard ceramic tiled floor, space for coats and shelving for boots, an opening to the dining room and a door to the w.c.

- A handsome Victorian granite former sawmill with 1.59 acres of beautiful garden
- No onward chain
- Plenty of private parking
- Large sitting room in former roundhouse
- Spacious kitchen/breakfast room
- Dining room and big lounge
- Main bedroom with ensuite shower room
- Two further double bedrooms
- Family bathroom
- PV panels, double glazing and centrally heated by oil



W.C.
Fitted with a low level w.c., a corner basin, a wooden double glazed obscure window, tiled walls topped by wainscoting, an LED downlighter, a single panel radiator and a checkerboard ceramic tiled floor.

Dining room
This room has a wooden double glazed south facing window, a decorative dado rail, Four LED downlighters, a checkerboard ceramic tiled floor, a broad opening to the kitchen/breakfast room and a solid pine door to the lounge.

Kitchen/breakfast room
This is a lovely spacious kitchen/breakfast room with two large wooden double glazed windows looking out to the patio and garden, three wall light points, sixteen LED spotlights, a slate floor and a recessed fireplace with fitted wood burning stove. There is a large hand built island unit with granite worktop and cupboards and a range of hand built ash kitchen base and wall cabinets with Iroco worktops incorporating a Belfast sink and mixer tap and a ceramic tiled splashback set in an ash frame behind the space for a Propane gas fired cooking range. There is an integral dishwasher, fridge and freezer and two double panel radiators. A solid pine latched door leads to the Roundhouse sitting room.

Roundhouse sitting room
In the site of the former roundhouse this large, circular room has a conical ceiling with the roof trusses and former machinery supports exposed as a feature. It has a large freestanding wood burning stove set on a glazed hearth so that the solid pine floor is fully visible. A bank of wooden double glazed windows and door look out to the patio and garden, and there are extensive built in bookshelves and two large double panel radiators. To one side of the room are two discreet pine doors that conceal the laundry room.









Laundry

Concealed in this space is a single drainer sink, base and wall cabinets, space for a washing machine and dryer and a fitted wall light point. Above the laundry there is a large storage space.

Lounge

The lounge is a big double aspect room with two wooden double glazed windows and a matching door facing south and a further large north facing matching window. A wood burning stove is recessed into the fireplace which has a brick paved hearth and to either side is shelving for books and a TV. The floor is solid pine and there are exposed structural timbers, three wall light points, two double panel radiators and an open plan solid timber staircase to the first floor.

First floor landing

The landing has a double glazed wooden window overlooking the garden, two wall light points and two pendant light points, pine doors to all rooms and three matching cupboard doors to the airing cupboard, boiler and storage space. A single panel radiator is fitted and in the stairwell is a large loft access hatch and painted timber clad walls and ceiling.





Main bedroom suite

A generous bedroom with a ceiling open to the apex and exposed structural timbers. It has a large wooden double glazed window which looks across the garden to fields, fitted book shelves, a large double panel radiator and a range of built-in wardrobes with hanging rails and shelving. A pine part glazed panelled door leads into the ensuite shower room.



Ensuite shower room

A glazed shower screen door leads into the shower which has waterproof cladding and a built-in thermostatic shower. A low level w.c. has a concealed cistern and the wash hand basin and mixer tap sit on a vanity unit which incorporates a built-in mirror and adjacent medicine cabinet. There is a wall mounted chromed electric towel rail, an LED downlighter and extractor fan , a slate effect laminate floor and a wall mounted electric warm air fan heater.

Family bathroom

A big bathroom with a suite of panelled bath with shower screen, tiled splashbacks and shower/mixer taps, a low level w.c., a pedestal wash hand basin and a single panel radiator. It is tiled to waist height with a decorative dado rail and has good natural lighting with a velux double glazed skylight and a wooden double glazed obscure window. A shaver/light point is fitted and a central light point.

Bedroom 2

A good double room with a south facing wooden double glazed picture window, three wall light points, a double panel radiator, exposed roof trusses and a built-in, deep double wardrobe with louvred doors.







Bedroom 3

This bedroom has a velux double glazed skylight and a wooden double glazed window facing south. It has an exposed roof truss and is fitted with adjustable shelving and has a double panel radiator and four LED spotlights mounted on exposed structural timbers.

Exterior

Immediately outside the front of Kennick Roundhouse is a large paved terrace with well stocked borders and a granite wall and step up to one of the lawned areas in the 1.59 acre garden. Throughout the garden are flowering shrubs and perennials, dividing hedgerows, mature deciduous trees, a wildflower meadow, a landscaped granite tor, a paved sitting area at the top of the garden looking back towards the house, a large covered fruit cage with mature fruit bushes, a greenhouse, chicken run and a large equipment shed. The garden enjoys an open and sunny aspect with a long southern boundary and great light throughout the day. There are many mature trees and a small copse with shelter from the sun and a well organised compost area.

Parking

The gated access from the lane leads into a large, level private parking and turning area leading to the side of the house and big enough for several large vehicles.





Greenhouse

The greenhouse measures 14'4 x 9'8"/4.36m x 2.94m and has brick built walls topped with a glazed aluminium frame.

Equipment shed

Kennick Roundhouse owns half of the large timber framed equipment shed. It is divided and secure and has a pair of large wooden doors and ample space for a lawn tractor and quite a lot of other larger gardening implements. The other half of the shed is owned by a neighbour and the portion owned by Kennick Roundhouse measures 18'2" x 14'10"/5.53m x 4.52m.



















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