



8 Ford Farm Court is an impressive three/four-double-bedroom barn conversion, forming part of a small exclusive development created from the former outbuildings and barns of Ford Farm on the Powderham Estate. Positioned on the edge of the village, it offers excellent access to local amenities, train services, Exeter city centre, nearby beaches, and Dartmoor. The home boasts bright, spacious accommodation with high ceilings and exposed beams, all beautifully presented and ready to move straight into. Chain Free. Viewing is strongly advised.

Ford Farm Court
Kenton £315,000

West of EXE

Ford Farm Court, Kenton £315,000

Wonderful barn conversion | Three/Four double bedrooms | Light and spacious living room | Modern newly fitted kitchen | Second ground floor reception room/bedroom 4 | Master bedroom with en-suite | Modern bathroom | Small garden area | Garage with parking in front | Chain Free

PROPERTY DETAILS:

APPROACH:

Covered entrance canopy. Part glazed front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Spacious hallway with stairs to first floor. Wall mounted electric night storage heater. Coat hanging space. Phone point. Door to understair cupboard. Further door to useful cupboard complete with shelving. Doors to living room, further reception room/bedroom 4, kitchen/breakfast room and cloakroom.

CLOAKROOM

4' 5" x 3' 3" (1.35m x 0.99m) Window to front aspect with obscure glass. Pastel coloured suite comprising; low level w.c. and pedestal hand wash basin. Wall mounted electric night storage heater.

LIVING ROOM

13' 6" x 13' 3" (4.11m x 4.04m) Wonderful light and spacious living room with full height windows to the rear and part glazed door to garden area. Exposed ceiling timbers. TV point. Slate hearth with electric coal effect stove fire. Wall mounted electric night storage heater.

KITCHEN/BREAKFAST ROOM

13' 0" x 12' 4" (3.96m x 3.76m) Attractive kitchen/breakfast room with two windows to rear aspect with views over the gardens and countryside beyond. Modern newly fitted kitchen with excellent range of base, wall, drawer and larder units in a high gloss beige finish. Granite effect worktop with inset stainless steel sink. Integral electric single oven and electric hob with modern stainless steel cooker hood over. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. Exposed ceiling timber. Recess spotlights. Wall mounted electric night storage heater. Return door to entrance hallway.

RECEPTION ROOM/FOURTH BEDROOM

11' 5" x 11' 4" (3.48m x 3.45m) A highly adaptable generous sized second reception room that can function as a dining area, extra sitting room, playroom, study, or even a fourth bedroom. Flooded with natural light thanks to full-height windows to the front and an additional side window. Includes a TV point and wall-mounted electric night storage heater.

FIRST FLOOR

STAIRS/LANDING

Stairs from the entrance hallway lead up to a spacious first floor landing with high beamed ceiling. Hatch to loft space. Wall mounted electric night storage heater. Door to airing cupboard complete with hot water tank and shelving. Doors to bedrooms and bathroom.

BEDROOM 1

11' 6" x 10' 4" (3.51m x 3.15m) (max) Light and spacious master bedroom with window to front aspect offering views over Kenton towards the village church. Built-in double wardrobe complete with hanging rail and shelving. Exposed ceiling timber. TV point. Door to en-suite.

EN-SUITE

9' 9" x 4' 5" (2.97m x 1.35m) Generous sized en-suite with window to rear aspect with obscure glass. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass sliding doors to large tiled shower enclosure with mixer shower. Electric chrome radiator/towel rail. Wall mounted electric fan heater. Extractor fan.

BEDROOM 2

11' 6" x 11' 4" (3.51m x 3.45m) (max) Further spacious double bedroom with windows to side and rear aspect with views over the village towards the church. Wall mounted electric night storage heater. Doors to built-in triple wardrobe complete with hanging rails and shelving.

BEDROOM 3

10' 5" x 10' 4" (3.18m x 3.15m) (max) L-shape double bedroom with window to rear aspect with outlook over the grounds and countryside beyond. Wall mounted electric night storage heater. Door to built-in wardrobe complete with hanging rail and shelf. Exposed ceiling timbers.

BATHROOM

9' 10" x 5' 4" (3m x 1.63m) (max) Window to rear aspect with obscure glass. Pastel coloured suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, mixer tap with shower head attachment and glass shower screen. Chrome electric towel rail/radiator. Extractor fan. Exposed ceiling timber. Wall mounted electric fan heater.

OUTSIDE

GARDEN

Small open garden area adjoining the property laid to lawn.

GARAGE & PARKING

Single garage located in nearby block with up and over door, light and power, and eaves storage with a parking space in front and further residents parking available.

COMMUNAL FACILITIES

There is a communal drying area with some rotary washing lines available. Other amenities include bin store area and car washing.

AGENTS NOTES:

To the best of the Vendors knowledge they have advised the following:

Tenure: Freehold

Council Tax Band: E

Local: Teignbridge District Council

Parking: One parking space in front of garage, further residents parking available

Garden: Open garden area

Electricity: Mains

Gas: Mains

Heating: Electric night storage heaters

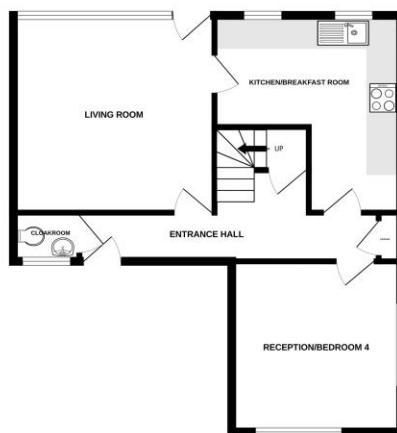
Water Supply: Mains

Sewerage: Mains

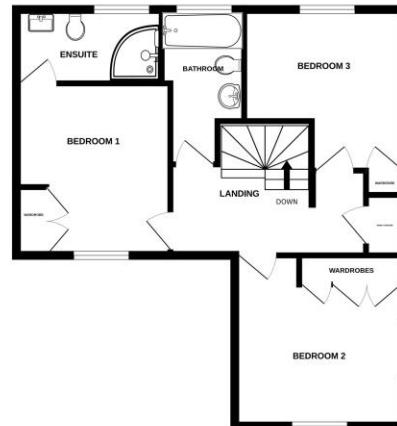
Broadband: Full fibre broadband available from various providers

Mobile Signal: Various networks currently showing available including EE and Vodafone

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (A+)	A		
(A- to A)	B		
(B- to B)	C		
(C- to C)	D		
(D- to D)	E		
(E- to E)	F		
(F- to F)	G		
Not energy efficient - higher running costs			
England & Wales		69	
EU Directive 2002/91/EC			
www.EPC4U.com			



Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves, as to the accuracy of the information by inspection, measurement or otherwise. If inadvertently omitted or inaccurate details come to light after distribution, East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. East and West of Exe has no authority to make legal representations or warranties in relation to the property, including but not limited to boundaries, environmental matters, planning, building regulations and title matters, and cannot enter into any contract on behalf of the Vendor. All offers are subject to contract and the Vendor reserves the right to refuse any offer without giving reason. We do not accept responsibility for any expenses incurred by prospective purchasers at any stage of the transaction, in relation to properties that have been sold, let, or withdrawn. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008). Any material information known to the agent has been disclosed; however, buyers must make their own enquiries to confirm any details that are material to their purchasing decision.

EAST DEVON OFFICE

61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EXETER OFFICE

18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE

Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk