1&2 Rose Cottages

STAGS

1&2 Rose Cottages

Kennford, Exeter, EX6 7TS

Exeter city centre (4.4 Miles), Haldon Forest (3 Miles)

An attractive Grade II listed detached property, requiring updating and set within a generous plot.

- Grade II listed detached period property
- Sold with no onward chain
- Versatile layout with potential for annexe (STP)
- Large gardens to the front and side
- Council Tax Bands - C & E
- A substantial plot in the heart of Kennford
- Characterful features and historic charm
- Multiple reception rooms
- Excellent access to Exeter, A38 and M5
- Freehold

Offers In Excess Of £300,000

SITUATION

1&2 Rose Cottages occupies a delightful position in the sought-after village of Kennford, lying just a short distance from the city of Exeter. The village offers a range of local amenities including a primary school, and public house, and excellent transport links via the nearby A38 and M5. The surrounding countryside provides a wealth of rural walks and outdoor pursuits, whilst the beaches of the South Devon coast and the rugged beauty of Dartmoor National Park are within easy reach.

DESCRIPTION

Believed to date back several centuries, 1&2 Rose Cottages is a charming Grade II listed home, formerly two cottages, now combined to create a spacious and versatile residence. The property retains a wealth of period character and occupies an impressive, large plot. While the accommodation would now benefit from updating, it presents an excellent opportunity to create a distinctive family home in a desirable location. The layout offers two kitchens, two sitting rooms, and a dining room on the ground floor, with five bedrooms and a family bathroom arranged over the first floor. This versatile configuration lends itself to a range of uses, including the possibility of reinstating the division into two dwellings or creating an annexe (subject to any necessary consents).

ACCOMMODATION

The ground floor of what was originally two cottages remains separated, although they can be accessed via the first floor landing. From the front of Number 1, the main entrance opens into a spacious kitchen/dining room. To the left is a sitting room, and at the rear of the kitchen is a good-sized dining area. The entrance to the other half of the property opens into a spacious sitting room with a fireplace and stairs rising to the first floor, which in turn connects to the second kitchen/breakfast room. A bathroom and cloakroom complete the ground floor accommodation. Upstairs, the principal bedroom is a generous double, complemented by four further bedrooms, each enjoying views over the gardens or surrounding countryside. A family bathroom serves the first floor.

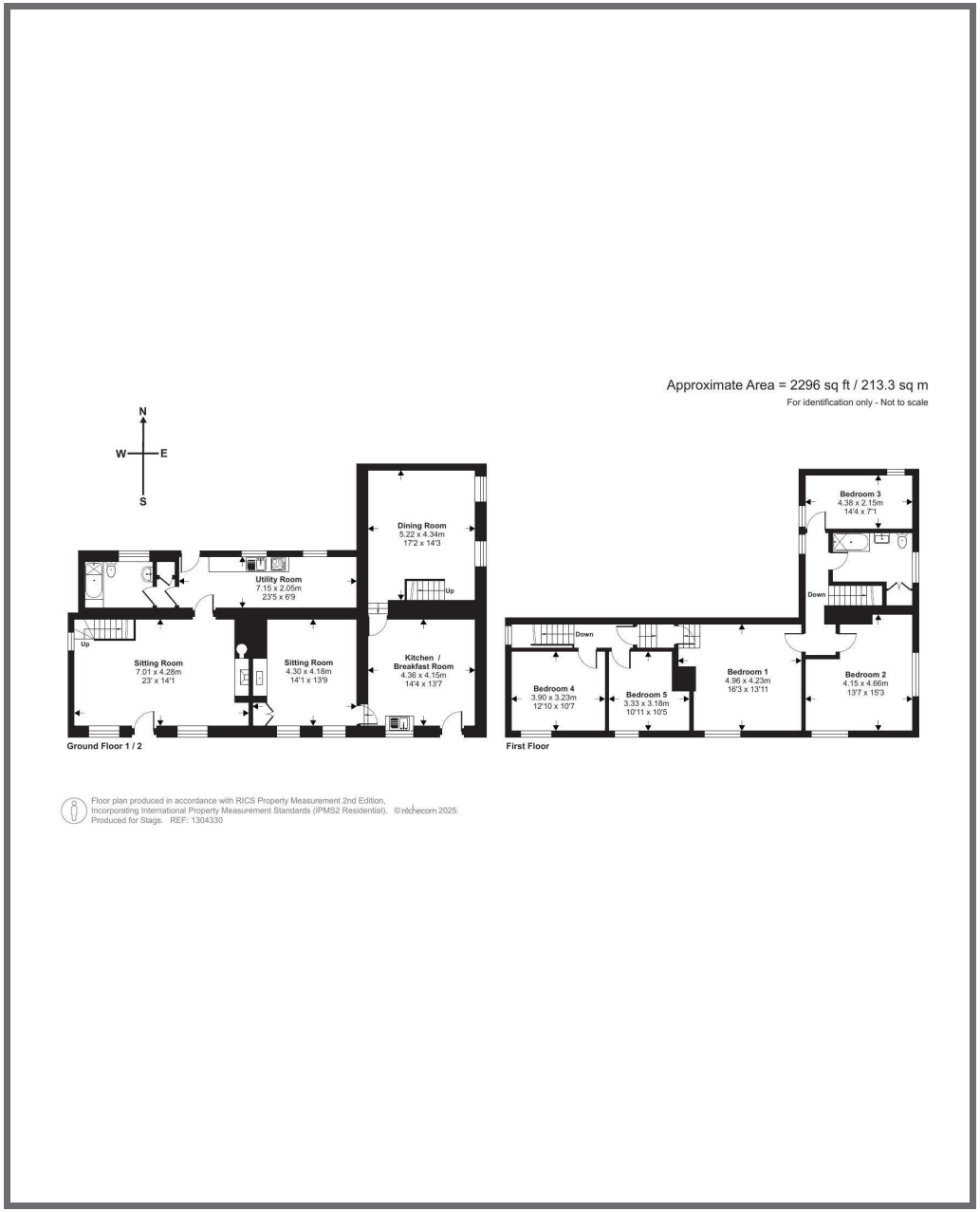
OUTSIDE

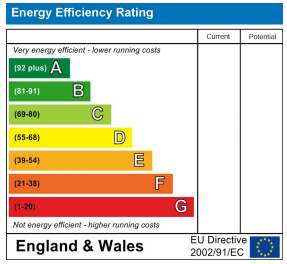
The property stands within a substantial plot, offering gardens to the front, side, and rear. These provide ample scope for landscaping, vegetable growing, or creating outdoor entertaining areas.

SERVICES

Utilities: Mains Water and Electricity
Drainage: Mains
Heating: plug-in radiators, open fire and log burner.
Tenure: Freehold
EPC: N/A - Grade II listed
Current Council Tax: There are two council tax bands associated with this property. No.1 band C. No.2 band E.
Standard and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

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.





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