



West of 

Hensford Mews
Dawlish OIEO £330,000

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A beautifully presented two-bedroom barn conversion situated within the exclusive Hensford Mews development, a small collection of just seven characterful stone barns arranged around a central courtyard on the rural outskirts of Dawlish. The accommodation comprises a spacious living room featuring a wood-burning stove, a modern kitchen/dining room, two double bedrooms, and a contemporary bathroom. Externally, the property benefits from a private front garden, access to well-maintained communal grounds, and a garage located in a nearby block with parking for two vehicles. Ideally positioned in a peaceful countryside setting, the property remains within easy reach of Dawlish town, coastal walks, and a mainline railway station, offering an excellent balance of rural charm and convenience.

Wonderful stone barn conversion | Two double bedrooms | Light and spacious living room | Further spacious kitchen/dining room | Modern fitted kitchen | Modern bathroom | Courtyard garden | Use of communal garden | Garage with parking in front | Lovely rural setting

PROPERTY DETAILS:

Nestled in a peaceful rural location, this beautifully presented barn conversion at Hensford Mews offers the perfect blend of character and modern living. With two spacious double bedrooms, the property is ideal for those seeking a tranquil lifestyle with easy access to the nearby coastal town of Dawlish, the vibrant city of Exeter, and a convenient train link from Starcross.

The heart of the home is the stylish, modern kitchen/dining room, featuring a well-equipped fitted kitchen that flows seamlessly through to a light and airy living room with feature fireplace and french doors that lead you out into the charming front courtyard garden, perfect for enjoying the scenic surroundings. On the first floor are two generous sized double bedrooms and a contemporary bathroom - making this a practical and desirable home.

The property also benefits from a single garage and two parking spaces located across from the property and residents also have the use of a communal garden area.



Whether you're looking for a peaceful retreat or a convenient base with easy access to local amenities, this stunning barn conversion provides everything you need and more.

LOCATION:

The development sits in a peaceful location with beautiful surrounding countryside just outside the small hamlet of Ashcombe, and also enjoying lovely walks up to and around the Haldon Hills a popular rural wooded area. The pretty coastal town of Dawlish is approximately 2 / 3 miles away with lots of amenities on offer, including a train link. A little further afield, though still easily commutable (approx. 9 miles), lies the cathedral city of Exeter with its wealth of facilities and access to major road (A30, A38 and M5) networks, rail and airport services.

DIRECTIONS:

From the A379 Exeter Road turn into Port Road marked Ashcombe and continue on this road for approx. 1 mile, turning left at Basket Lodge Cross. pass the thatched cottages on your right and take the next left into Hensford Road (not signed). Hensford Mews is about a quarter of a mile on your left. Take the second entrance driveway and park by the grassy bank immediately on the right.

AGENTS NOTES:

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

Tenure: Freehold

Council Tax Band : C

Council: Teignbridge District Council

Parking: Garage and two parking spaces

Garden: Small front garden and use of communal garden

Electricity: Mains

Gas: Mains

Heating: Gas central heating

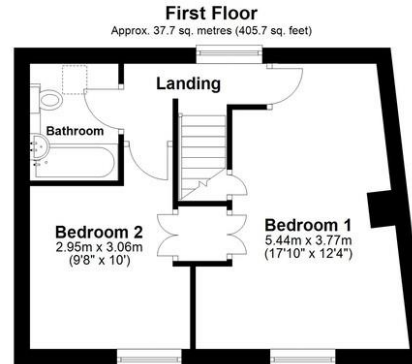
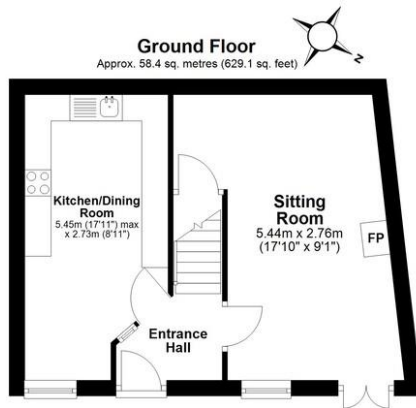
Water: Mains

Sewerage: Septic Tank

Broadband: Standard - Highest available download speed is 19 Mbps and the Highest available upload speed is 1 Mbps, plus faster speeds available at additional cost.

Mobile Coverage: Various mobile networks available at this property.





Total area: approx. 96.1 sq. metres (1034.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	90
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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