



Caddecleave House

NORTH DEVON



Caddecleave House is an exceptional architect-designed contemporary residence occupying a peaceful and secluded position in the sought-after village of Kentisbury.

- Contemporary Architectural Design
- Four Double Bedrooms & Three Bathrooms
- EPC A with Solar & Battery Storage
- Superb location in a small hamlet close to an ancient church
- Superb Access to Coastline & Exmoor
- Exceptional Outdoor Entertaining
- Private gated parking for 4 to 5 vehicles plus garage and carport
- Feature double sided fireplace to living and dining areas
- Polished micro cement flooring with underfloor heating throughout

Completed to an exacting standard, the property showcases a distinctive blend of cedar, zinc and glass, creating a striking architectural statement that sits beautifully within its natural surroundings.

At the heart of the home is a spectacular open plan living space with double height ceilings, expansive glazing and extensive sliding doors that seamlessly connect the interior with the surrounding gardens and terraces.





The accommodation extends to approximately 2,912 square feet and includes four bedrooms, three bathrooms and a stunning open plan kitchen, dining and living area designed for both everyday family life and entertaining. The principal bedroom suite enjoys impressive double height ceilings and full height bi-fold doors opening onto a private terrace.

A beautifully appointed Italian designer fitted walk in wardrobe leads through to the luxurious en suite bath and shower room. There is also a well equipped utility room features solid oak work surfaces, a concealed Belfast sink, space and plumbing for a washing machine and tumble dryer, a useful meter cupboard, ceiling mounted clothes airer and a dedicated plant room housing the hot water system.

Outside, generous landscaped gardens extending to approximately half an acre, extensive terraces, a hot tub area, garage, workshop and carport create a wonderful setting for relaxation and outdoor living.







Since the property was originally constructed, significant investment has been made to further enhance its environmental performance and running costs. Caddecleave House now benefits from an extensive solar panel installation together with a battery storage system, resulting in an impressive EPC rating of A.

These improvements provide excellent energy efficiency, reduced operating costs and a future proofed approach to modern living, complementing the property's contemporary design and making it as practical as it is visually impressive.







Floor Plan

Approximate Gross Internal Area: 2,912 sq ft / 270.5 sq m
 Garage: 313 sq ft / 29 sq m
 Outbuilding: 305 sq ft / 28.3 sq m
Total: 3,530 sq ft / 327.8 sq m



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Location

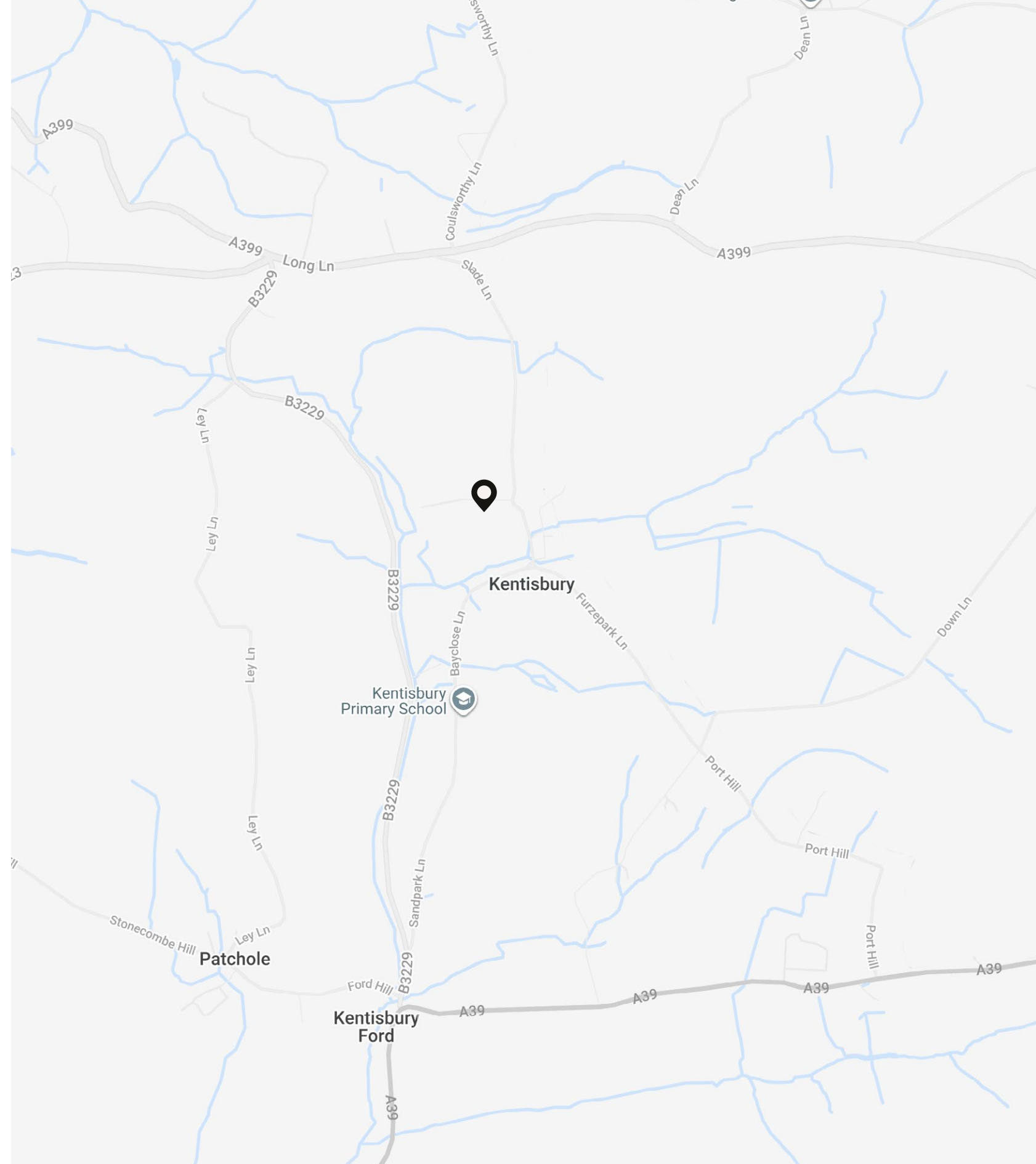
Few locations offer such an enviable balance between coast and countryside. Caddecleave House occupies a peaceful position on the edge of Exmoor National Park whilst being only a short drive from the dramatic North Devon coastline.

This unique setting places some of the region's finest outdoor pursuits quite literally on the doorstep. Exmoor offers thousands of acres of unspoilt moorland, woodland and river valleys to explore, with outstanding walking, riding, cycling and wildlife watching opportunities throughout the year.

To the north, the spectacular coastline provides access to picturesque coves, rugged cliff top walks and some of the country's most celebrated beaches. The golden sands and renowned surf breaks of Woolacombe, Croyde, Saunton and Putsborough are all within easy reach, while nearby Combe Martin offers an excellent range of everyday amenities including independent shops, a convenience store, welcoming pubs, cafés and restaurants. The village is perhaps best known for its beautiful sheltered bay, sandy beach and spectacular South West Coast Path, offering some of North Devon's finest coastal walks and breathtaking scenery. Ilfracombe provides a wider range of shopping, restaurants, harbour facilities and a thriving coastal community.

Whether your passion is hiking across open moorland, paddleboarding along the coast, surfing world class waves, cycling quiet country lanes or simply enjoying the natural beauty of North Devon, Caddecleave House is perfectly positioned to embrace the very best of Devon's outdoor lifestyle.

Despite its peaceful setting, the property remains highly accessible, with Barnstaple providing a comprehensive range of shopping, leisure and educational facilities together with North Devon District Hospital and A&E. The North Devon Link Road also offers convenient connections to the M5 motorway and Tiverton Parkway railway station with direct services to London Paddington.



Caddocleave House



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For viewings, further information
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