



3 Tencery House



# 3 Tencery House

Dunkeswell, Honiton, EX14 4QZ

What3Words: gone.animated.clouding

Stunning period cottage, combining 19th Century character and contemporary living.

- Beautifully renovated nineteenth-century cottage
- Bespoke German kitchen with integrated appliances
- High-specification shower room
- Allocated parking
- Council Tax Band C
- Open-plan, split-level living space
- Air source heat pump
- Private, low-maintenance front and rear gardens
- Freehold

Guide Price £275,000

## SITUATION

Set in the heart of the oldest part of Dunkeswell, within the Blackdown Hills National Landscape (formerly known as AONB), the property enjoys a peaceful village setting, which is surrounded by rolling countryside.

The village offers a parish church and local amenities, with further facilities available in nearby Honiton, including independent shops, supermarkets, schooling, leisure facilities and a mainline rail service to London Waterloo. Exeter and Taunton are both within easy reach, providing excellent road, rail and wider connections.

## DESCRIPTION

Originally dating from the nineteenth century, 3 Tencery House has been comprehensively renovated and thoughtfully redesigned to an exceptional standard, creating a calm, stylish home that blends character with modern efficiency. Constructed of stone under a slate roof, there are lovely timber windows, the house is heated by an air source heat pump, with underfloor heating throughout providing comfort and energy efficiency.



## ACCOMMODATION

At its heart is a striking open-plan living space, arranged across subtle split levels to create distinct yet connected areas for cooking, dining and relaxing. The bespoke German kitchen is both elegant and functional, featuring integrated appliances, an induction hob with pop-up extractor, and clean-lined cabinetry, all finished to a high specification.

The living area offers a warm and inviting feel, enhanced by engineered oak flooring, built-in storage and a natural sense of flow and light.

The shower room has been finished to a luxurious standard, with a digitally controlled walk-in shower and carefully considered fittings, creating a refined, spa-like space.

On the lower ground floor are two bedrooms, including a well-proportioned double with a window seat and fitted wardrobe. The second bedroom is currently arranged with a single bed and desk, offering flexibility for home working or guest accommodation.

## OUTSIDE

The property enjoys two separate outdoor areas, both designed for low-maintenance, easy living.

To the front, a raised patio provides an ideal space for outdoor dining, enhanced by screening for a degree of separation. Steps lead down to an area of artificial lawn, creating an attractive and practical garden space.

To the rear, a further patio provides additional outdoor seating space, ideal for relaxing or entertaining. A recently installed shed provides useful additional storage.

The property also benefits from allocated parking.

## SERVICES

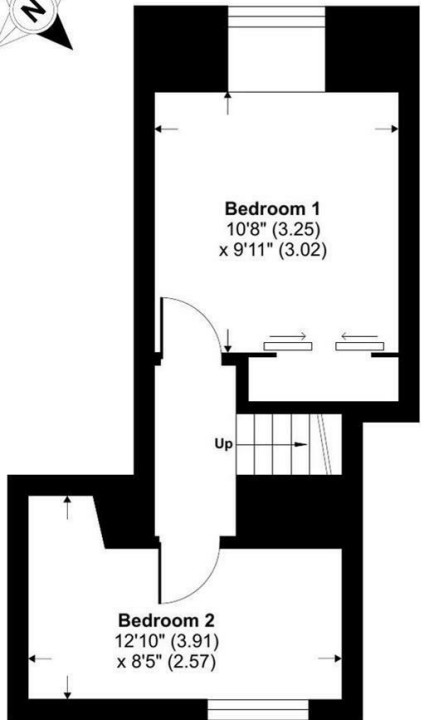
Mains electricity, drainage and water. Underfloor heating (Air Source heat pump).

Superfast broadband available. Outdoor mobile signal with all major networks (Ofcom, 2026).

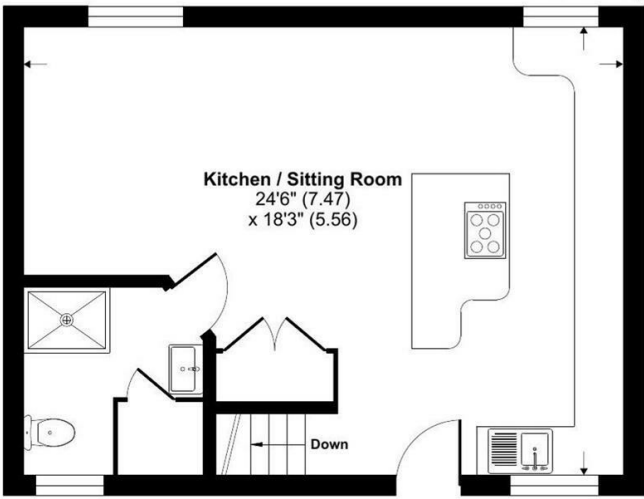


# Tencery House, Dunkeswell, Honiton, EX14

Approximate Area = 724 sq ft / 67.2 sq m  
For identification only - Not to scale



**LOWER GROUND FLOOR**

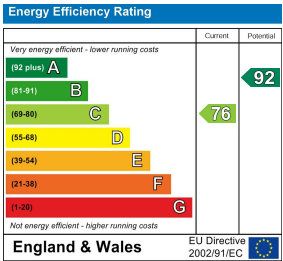


**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024.

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