



## Dennis Farm

Kerswell, Cullompton, Devon. EX15 2ES

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A beautiful Victorian detached farmhouse with 4 bedrooms, 2 reception rooms and outbuildings set in approaching an acre

- Traditional entrance hall
- Double aspect sitting room with a wood burner
- Separate dining room
- Wonderful new kitchen/breakfast room with an AGA
- Useful large utility and a cloakroom
- 4 First-floor bright and spacious bedrooms
- Family bathroom and a separate shower room
- Superb gardens and grounds
- 1830 sq ft of outbuildings
- Pretty village location

Guide Price £825,000

### SITUATION

Dennis Farm is located close to the heart of the pretty village of Kerswell. Kerswell, in the Parish of Broadhembury, is a very well favoured village with a strong community spirit, lying within view of the Blackdown Hills, a designated Area of Outstanding Natural Beauty with lovely country walks and riding virtually emanating from ones doorstep. The larger villages of Broadhembury and Kentisbeare are just under two miles away with good local services including a very good Primary School, Village Hall, Post Office/ Shop, Church and popular Inns, The Drewe Arms and Wyndham Arms. The busy market towns of Cullompton and Honiton are nearby and offer a full range of amenities, as well as quick access to Exeter via junction 28 of the M5 at Cullompton, and there are good rail links at Honiton with a service to London (Waterloo).







The Cathedral City of Exeter has excellent shopping and sporting facilities, theatres, arts centre, main line rail link to London (Paddington) and small international airport together with M5 access.

### **THE PROPERTY**

Dennis Farm comprises a handsome detached double-fronted residence that is situated on the very edge of the attractive and conveniently placed village of Kerswell. The property is thought to date from the late Victorian period but has subsequently been considerably updated over recent years which has resulted in creating the attractive home we find today. The property is traditionally built, we understand, from stone and brick and has painted brick and rendered exterior elevations under a re-slatted roof and has the benefit of low maintenance double glazed windows throughout. The accommodation is well-planned and well-presented and would be ideal as a family residence.

### **OUTSIDE**

The property is approached from the rear through heavy double and impressive iron gates to a brick pavier and concrete drive that sweeps up a large parking area, adjacent to which is a detached block garage, two single garages with up-and-over doors to the rear of which is a large workshop, again with up-and-over door and adjacent to this is a further store room or workshop. This suite of buildings, as already mentioned have many potential uses and are bound to appeal to anyone who wants a granny annexe, has a need to work from home, restore vintage cars and many other hobbies too. The gardens to the front of the house are laid principally to lawn as is the rest as well as many mature shrubs and trees, including a former old orchard area and a kitchen garden area with raised beds. In all the grounds extend to approximately 0.96 acre.

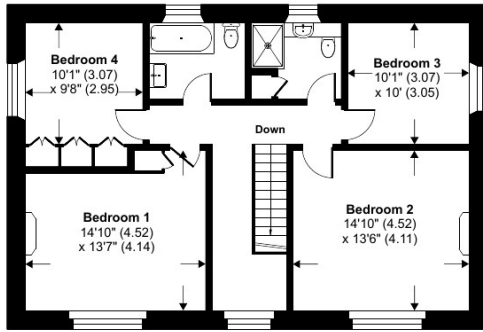




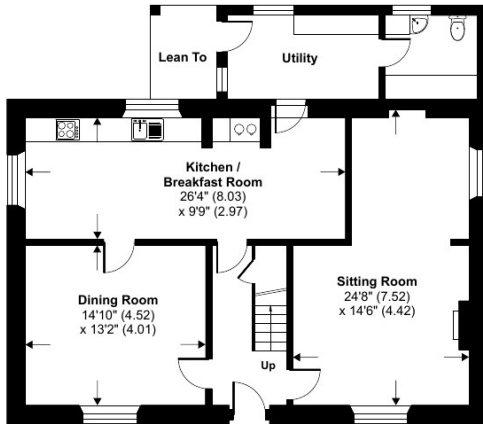
# Kerswell, Cullompton, EX15

Approximate Area = 1901 sq ft / 176.6 sq m  
Garage & Outbuilding = 1830 sq ft / 170 sq m  
Total = 3731 sq ft / 346.6 sq m

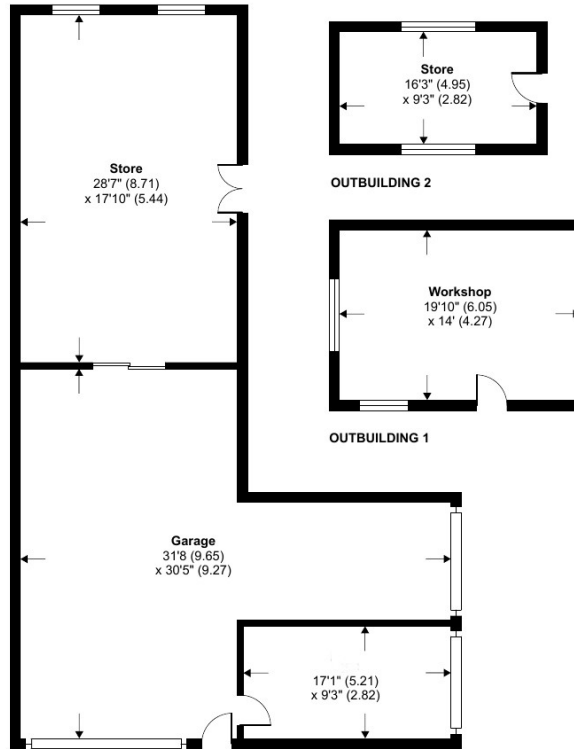
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## DIRECTIONS

On the A373 proceeding from Honiton towards Cullompton, approximately one mile after Colliton, turn right to Kerswell. On entering the village, take the first right, follow this road for approximately 400 yards and the entrance to Dennis Farm will be found on the right hand side.

## SERVICES

Mains electricity, water, drainage and Oil-fired central heating.

## LOCAL AUTHORITY

East Devon District Council - 01404 515616.

## ENERGY PERFORMANCE CERTIFICATE

Rating: E.

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Humberts. REF: 949023

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