



The Old Kennels

Exeter Road, Whimble, Devon, EX5 2PS

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An immaculate and beautifully extended detached bungalow with two double bedrooms, gardens, parking and outbuilding

- Beautiful vaulted entrance hall with a wood burner
- Bespoke fitted kitchen and snug
- Large double aspect sitting room with a wood burner
- Two double bedrooms and a wonderful shower room
- Landscaped rear garden backing onto farm land
- Detached timber workshop/shed
- Driveway and parking
- No Onward Chain

Guide Price £375,000

SITUATION

The Old Kennels is situated on the fringes of the tiny hamlet of Hand & Pen, which is in turn is located on the rural fringes of the pretty and desirable village of Whimble. Whimble, which sits between the market town of Honiton and the Cathedral City of Exeter, serves a small rural community and has a range of amenities which include; two public houses, primary school, post office/shop and a main line rail link to London Waterloo. The larger town of Ottery St Mary lies about 3 miles to the south east and has a wide range of shopping facilities as well as the well respected King's School.

The busy and popular market town of Honiton lies about 8 miles to the east and is particularly well-known as an antique and book centre. It has a good range of shops and independent retailers, as well as having most of the usual multiples such as W HSmiths, Boots, Tesco and a variety of shops, restaurants, schools, sports centre/swimming pool, golf club and main line rail link.





Exeter lies some 11 miles to the west and has excellent shopping and sporting facilities, theatres, art centre, main line rail express link to London Paddington, international airport and M5 access.

THE PROPERTY

The Old Kennels is a superb detached property that has been completely transformed and extended by the present owners over the last few years of ownership. Formally kennels the accommodation that has been created is beautiful and has been finished to a high quality, also with the benefit of energy efficiency in mind. The well-proportioned accommodation has a vaulted entrance hall with wood burner which leads to the lovely double-aspect bespoke kitchen with plenty of storage, oak worktops, double oven and an electric hob. An additional space leading from this is used as a further seating/snug area. An inner part glazed walkway then leads to the spacious sitting room with a wood burner and sliding doors that open out to the gardens. There are two double bedrooms and a beautiful shower room with plenty of storage.

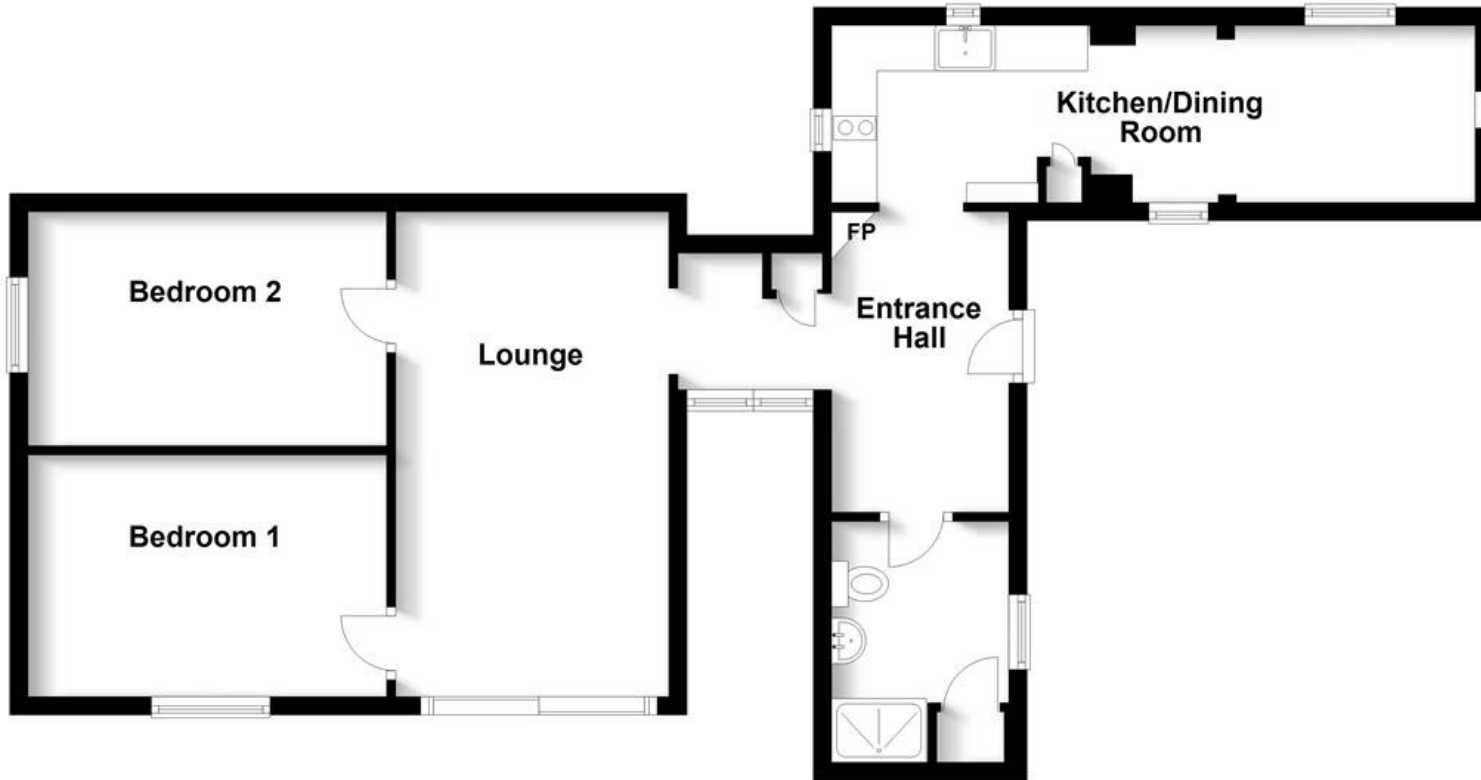
OUTSIDE

The good-sized level south easterly facing rear garden has been landscaped with numerous raised beds that have been created to provide a productive fruit and vegetable growing areas. A flagstone patio provides a perfect place to sit outdoors during fine weather. There is also a detached timber workshop/shed with power and light. A driveway leads to a shingles parking area for 2/3 cars.



Ground Floor

Approx. 65.9 sq. metres (708.9 sq. feet)



Total area: approx. 65.9 sq. metres (708.9 sq. feet)

DIRECTIONS

From Honiton take the A30 in a westerly (Exeter) direction and follow this road for about 5 miles, turning off at Daisymount exit. Follow the signs for Whimpe crossing two roundabouts. The Old Kennels will then be found as the first property on the left.

SERVICES

Mains electricity, water, Pv Solar panels currently supported by a 12.5kw battery storage . Private Drainage— Klargester. Eco tank and warm air system.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.
Tax Band: C

ENERGY PERFORMANCE CERTIFICATE

Rating: C.

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