



Little Kerswell



Little Kerswell

, Exminster, Devon, EX6 8AY

Exminster village (1.4 miles), Exeter city centre (5.8 miles), M5 Junction 30 (5.7 miles)

A splendid period property located in a charming picturesque location with beautiful grounds extending to just over 6 acres.

- Charming detached home
- Paddock and grounds extending over 6 acres
- Lovely gardens
- Lovely rural location on the edge of Exminster
- Leasehold: 2000 years from 1890
- On the market for the first time in 30 years
- Outbuildings and stables
- Scope for modernising
- Less than 6 miles in to Exeter centre
- Council Tax Band: F

Guide Price £800,000

SITUATION

Little Kerswell is situated in a beautiful rural location at the end of a lane, about 1.6 miles from the village of Exminster. Exminster is a thriving village on the edge of Exeter and has a strong community centred on a well-regarded Pre-School, Primary School and The New School, an independent, for ages 3 to 7. There is a village hall that frequently holds various activities, a central retail area that provides a local Tesco, post office, pubs, cafe, hairdresser, delicatessen and a doctors surgery. For golfers, the Exminster Golf Centre provides a wonderful 9 hole course and nearby are peaceful riverside, canal and countryside walks including the RSPB's reserve on Exminster Marshes. The university and cathedral city of Exeter boasts a wide range of shopping, amenities and schooling as would be expected of a city of its importance and there are good rail links to Paddington and Waterloo.



ACCOMMODATION

Believed to have originally been a barn for nearby Kerswell and converted into living accommodation many years ago, Little Kerswell is a delightful detached home that has been in the same family for many years and is now ready for some general modernisation. Located at the end of a lane, the house is located in a beautiful, rural location yet lies the edge of the village and a short drive into Exeter and onto the M5. The main front door leads into a porch with a second door into a large hallway, currently used as a dining room with an exposed roof timber and an attractive exposed brick wall to one side. A staircase rises to the first floor and a door opens into a good sized study or ground floor bedroom. On the other side of the dining room is a cosy sitting room, again with exposed wooden beams and a wood burner set in a hearth with wooden mantle over, and a door leads to a back hallway where there is a W.C with hand wash basin and a utility cupboard. Beyond this is a good sized kitchen/dining room fitted with a range of base, wall and drawer units, stainless steel sink and drainer, plumbing for a dishwasher, oil fired Aga and a free standing electric cooker.

On the first floor, at the top of the stairs is a spacious landing leading onto three double bedrooms. The main bathroom has been converted into a disability shower with hand wash basin and low level W.C.

OUTSIDE

One of the features of the property are the grounds which extend to just over 6 acres in total which includes the more formal gardens and an adjoining paddock. On approaching the house, a driveway leads to a parking area for 2/3 cars and on the other side is a grass garden with a number of mature trees and shrubs. Continuing on, a track leads to two detached barns, the first having 3 rooms and a covered area for storing machinery and the second containing 3 stables in a small fenced paddock. A gate gives access to the larger paddock measuring 4.5 acres which gentle rises with beautiful views over the surrounding countryside.

SERVICES

Current Council Tax band: F

Utilities: Mains electricity and mains water.

Drainage: Septic tank private to the property. Emptied in 2026 and unclear if compliant.

Heating: Oil fired central heating to radiators and wood burner

Tenure: Leasehold

Standard broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

What Three Words: ///shout.grass.hulk

LEASEHOLD

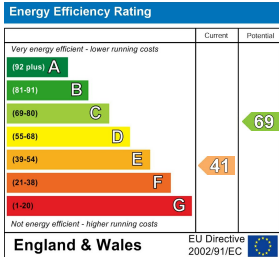
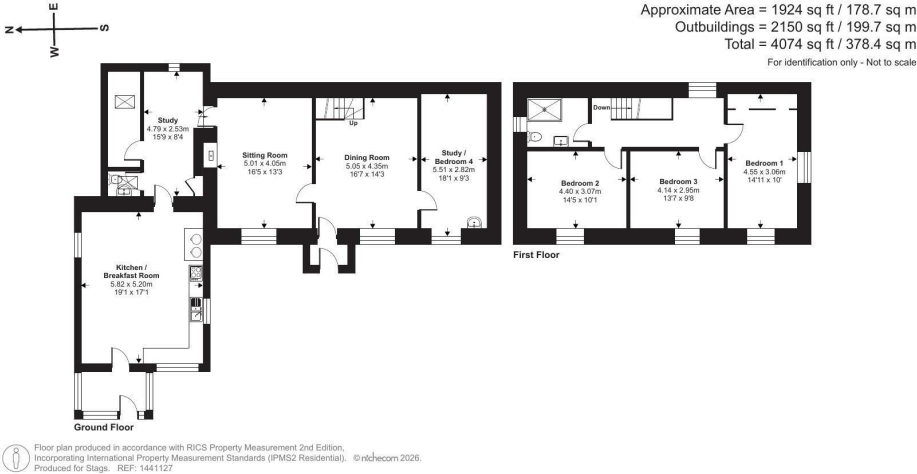
The property is held on a lease hold title with a date of 13th May 1890 for a term of 2,000 years. Ground rent of £2.66 hasn't been requested for many years. Please speak to the Agents for further information.

AGENTS NOTE

The vendor advises there is a rarely used footpath onto Pottles Lane from the top of the field. Access track is owned by Kerswell Farm, and they have right of way over this. Maintenance costs are shared between neighbours.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk
01392 255202