



Glenn Cottage







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Kenn, Exeter, Devon, EX6 7XJ

Exminster 2.5 miles, Kenton 3 miles, Exeter 6 miles.

A beautifully situated cottage on the edge of a popular village, enjoying an idyllic rural setting with 20.13 acres of pasture and woodland.

- Beautiful thatched cottage
- Three double bedrooms
- Versatile garage with potential for conversion (STP)
- Pasture & woodland amounting to 20.13 acres
- EPC - D
- Grade II Listed
- Open plan sitting/dining room
- Well maintained gardens
- Freehold
- Council tax band - G

Guide Price £800,000

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SITUATION

The picturesque village of Kenn is situated just six miles south of Exeter; it is surrounded by unspoilt Devonshire countryside and contains an assortment of modern and character properties. Within the village is a parish church and the Ley Arms, a charming thatched public house. The neighbouring village of Kennford provides a primary school. The nearby Haldon Forest offers 3,500 acres of woodland with beautiful walking, cycling and horse riding trails as well as the impressive sensory trail at Mamhead designed to stimulate the senses of visitors of all abilities. The village is a short distance from the A38 Devon Expressway providing easy access to Exeter, Plymouth and the M5.

DESCRIPTION

Glenn Cottage is a beautifully situated Grade II Listed thatched cottage, formerly part of the distinguished Trehill Estate, enjoying an idyllic rural setting with far-reaching views over the surrounding countryside. Sympathetically maintained and presented to an immaculate standard throughout, the property combines period charm with comfortable modern living.

The well-proportioned accommodation is arranged over two floors and, on the ground floor, comprises a welcoming kitchen/breakfast room, an open-plan sitting and dining room, a versatile study/bedroom three, a useful utility/boot room, cloakroom/WC and a partially converted integral double garage, offering excellent flexibility for a variety of uses. On the first floor are two generous double bedrooms, each benefiting from its own en suite bathroom, with the principal bedroom also enjoying the luxury of a dressing room area.

Immediately surrounding the cottage are beautifully maintained gardens whilst in addition, the property benefits from approximately 20.13 acres of adjoining land, comprising both pasture and woodland.

THE COTTAGE

A path from the private driveway leads to a secluded courtyard, from which doors open into both the central entrance hall and the utility/boot room. Fitted with a range of wall and base units, the utility/boot room provides practical everyday space and offers internal access to the integral garage.

The entrance hall provides access to a versatile study/bedroom three and a cloakroom fitted with a WC and hand basin. Beyond lies the kitchen/breakfast room, which features an attractive exposed stone wall and is fitted with a range of wooden wall and base units incorporating integrated appliances. Adjoining the kitchen is the impressive open-plan sitting and dining room, a superb reception space with vaulted ceilings, exposed character beams and a central fireplace with woodburner. The dining area enjoys direct access to the gardens via two sets of French doors, opening onto both the paved courtyard and the adjoining lawned gardens.

Stairs rise from the entrance hall to a spacious first-floor landing, which could provide a small unique office space, then the two generously proportioned double bedrooms are accessed off the landing. One is a delightful dual-aspect room with a feature stained-glass window and an en suite bathroom, whilst the principal bedroom is triple aspect and benefits from an en suite bathroom together with a dressing area.





GARDENS, LAND & WOODLAND

Immediately surrounding the cottage are beautifully maintained gardens, thoughtfully landscaped to provide a delightful setting in which to relax and entertain. A paved courtyard with an ornamental pond adjoins the property, whilst areas of level lawn enjoy magnificent views across the surrounding farmland and woodland.

In addition, the property benefits from approximately 20.13 acres of adjoining land, comprising a superb mix of pasture and attractive woodland, offering considerable appeal for those with equestrian, conservation or amenity interests and further enhancing the exceptional rural lifestyle afforded by this unique country home.

SERVICES

Mains water, electricity and drainage.

Gas central heating. Gas provided via a shared Calor tank.

There is underfloor heating on the ground floor with radiators on the first floor.

AGENTS NOTE

There is a right of way over the pastureland to access the local cricket ground.

A septic tank serving a number of neighbouring properties is located within the pastureland. All necessary rights and easements are in place in respect of its access and maintenance. A management company is in place to oversee the maintenance and upkeep of the shared entranceway.

Set within the Kenn Conservation area.

Please speak to the Agent for further information on the covenants.

DIRECTIONS

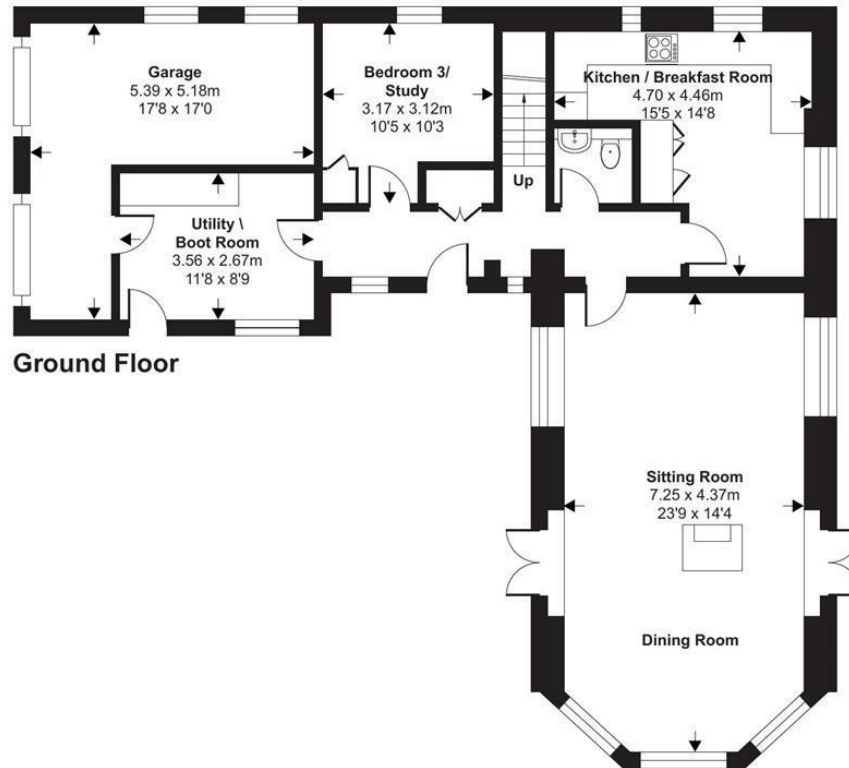
From Exeter, proceed south on the A38 and take the left-hand exit signposted Kenn and Kennford, immediately before the Shell garage. Continue along this road, turning left after the Exeter Court Hotel, signposted Kenn and Kanton. Follow the lane into the village of Kenn and take the first right-hand turning. After approximately 0.2 miles, white entrance pillars marked Trehill will be found on the left. Continue down the drive and the property will be found on the left-hand side.



Denotes restricted
head height

Approximate Area = 1697 sq ft / 157.6 sq m
Limited Use Area(s) = 110 sq ft / 10.2 sq m
Garage = 188 sq ft / 17.4 sq m
Total = 1995 sq ft / 185.2 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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STAGS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

