

STAGS

Kerswell House

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Chudleigh, Newton Abbot, TQ13 0DN

Chudleigh - 1.7 miles, Bovey Tracey - 5 miles, Exeter - 11 miles

A charming country house offering spacious accommodation, character features and exceptional potential in a peaceful rural setting.

- In need of refurbishment
- Gated entrance
- Three double bedrooms
- Character features
- Council Tax Band: G
- Sought-after rural hamlet
- Spacious accommodation
- Outbuilding
- Generous grounds of over 2 acres
- Freehold

Offers Over £650,000

SITUATION

Kerswell House is situated within the small rural hamlet of Kerswell, approximately 1.5 miles south-west of the historic town of Chudleigh in the Teignbridge district of Devon. The property occupies an attractive countryside setting characterised by gently undulating agricultural land, mature trees and scattered residential dwellings, providing a peaceful and secluded environment. The surrounding area is predominantly rural in nature, comprising a mixture of pasture, woodland and traditional Devon hedgerows. The property is accessed via the local road network from Chudleigh, with convenient connections to the A38 Devon Expressway, providing direct links to Exeter (approximately 10 miles to the north-east) and Plymouth to the south-west. Despite its rural setting, Kerswell House benefits from good accessibility to local services and amenities within Chudleigh, including shops, schools, healthcare facilities and public houses.







DESCRIPTION

Approached through impressive stone pillared entrance with metal gates, a long sweeping driveway leads gracefully through the grounds to Kerswell House, up to the house.
The property is in need of refurbishment and offers buyers spacious and versatile accommodation, whilst retaining some elements of character. On the ground floor, a generously proportioned double bedroom enjoys dual-aspect windows, providing an abundance of natural light and attractive views across the surrounding gardens. Upstairs are two further well-proportioned bedrooms, one with a dressing room, each benefiting from far-reaching panoramic views over the beautiful Devon countryside. The principal living accommodation comprises a formal dining room, a sitting room, a breakfast room and a conservatory, all providing flexible spaces and is ideal for multi generation living. At the heart of the home is a country kitchen, centred around a traditional Rayburn, offering a warm and welcoming focal point. In addition, there is a utility, boot room and two bathrooms.

GARDENS AND GROUNDS

Outside, the property is complemented by an outbuilding with excellent potential for conversion, subject to the necessary planning permissions, into a home office, guest accommodation or ancillary living space. A separate timber woodshed is also located within the grounds, providing practical storage. The gardens are a particular feature of Kerswell House, over 2 acres in size, and the owner was a horticulturist by trade. To the front, beautifully maintained formal gardens provide an attractive setting for the house, while a former vegetable garden and fruit cages reflect the property's long-established horticultural heritage. There is pond in the side courtyard next to the house and a number of sheds. Off the driveway lies a charming Victorian-style garden, complete with an ornamental pond, offering a tranquil and picturesque retreat. The mature grounds combine ornamental planting with productive garden areas, all enjoying exceptional views over the surrounding rolling countryside and contributing significantly to the property's unique character and appeal.

SERVICES

Utilities: Mains electricity and water
Drainage: Shared septic tank. Installed May 2025
Heating: Oil fired central heating
EE, Three, O2 and Vodafone mobile network likely available
Standard broadband available

DIRECTIONS

what3words - ///mural.solution.crashing

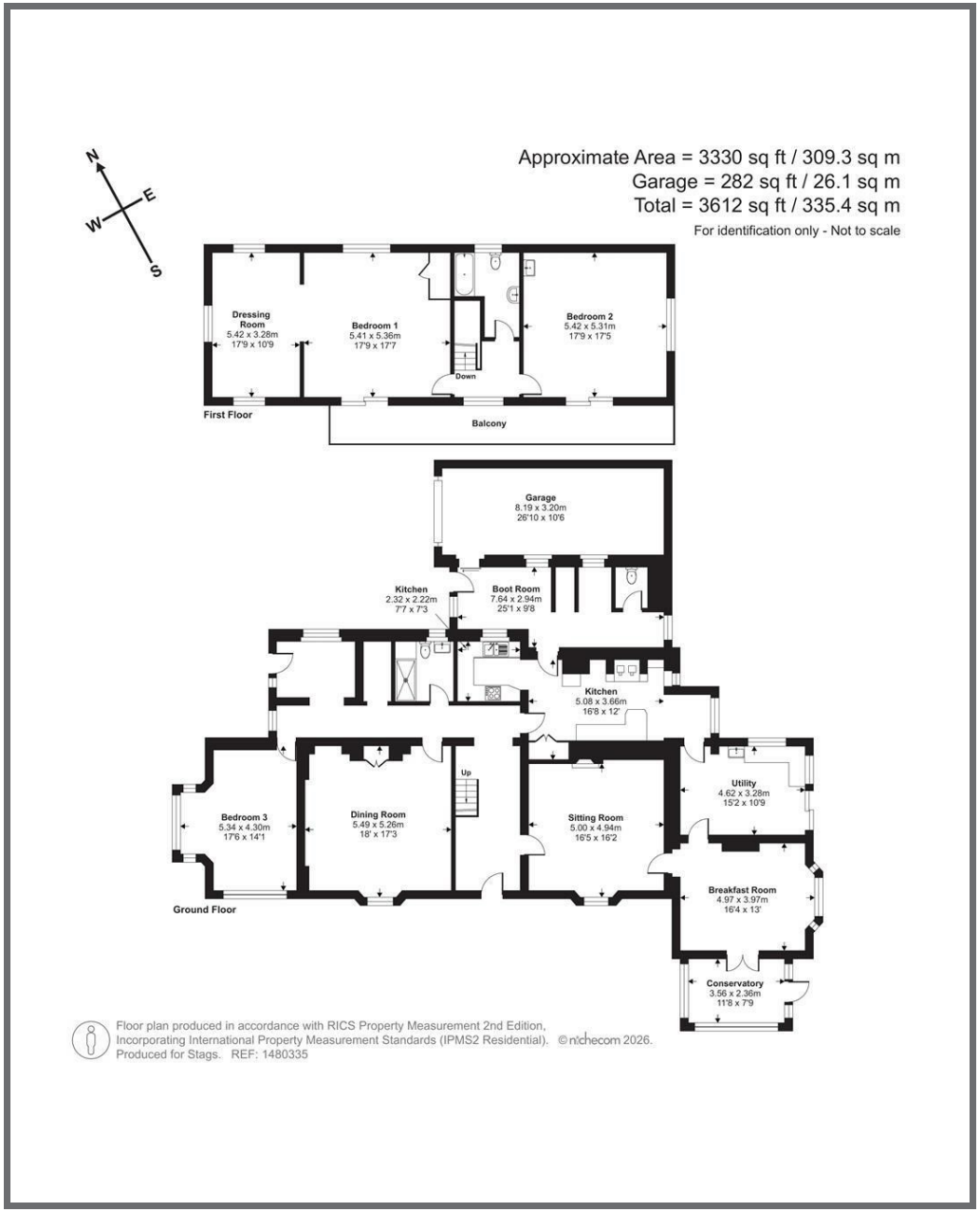


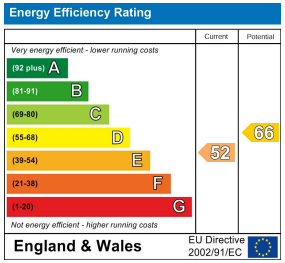




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