



The Byre

The Byre Kerswell Farm Barns, Broadhembury, Cullompton, Devon EX15 2EJ



SITUATION

Located in the heart of Kerswell, this individual quality home is one of 5 properties in this select development. The hamlet of Kerswell lies between the market towns of Honiton and Cullompton, on the western edge of the Blackdown Hills, which is a designated Area of Outstanding Natural Beauty, and has many local walks. Kerswell is set between the popular villages of Broadhembury and Kentisbeare, both with primary schools, village shops and public house, and is located within the renowned Uffculme School catchment area.

The nearby A373 offers swift access to Junction 28 of the M5 at Cullompton and A30 at Honiton, providing great links to Cornwall to the south and Bristol and London to the north and east. There are regular rail services to London Paddington from Tiverton Parkway, and Exeter International Airport provides a number of domestic and international flights.

DESCRIPTION

The Byre is a beautifully presented character home. Converted in 2017 by local craftsman, this superb bespoke home has been finished to a wonderful high standard with quality fixtures and fittings including aluminium and idigbo windows and external doors

As shown on the 3D tour, the ground floor accommodation is particularly spacious with a triple aspect living room with engineered oak flooring and a large kitchen/dining room fitted with a range of Shaker style units, white quartz and timber work surfaces, a central island and integrated appliances including a dishwasher, wine fridge, an AEG induction hob, NEFF oven and combination oven. There is a central hall with a useful storage cupboard for outside wear and a cloakroom.

On the first floor there are three individual double bedrooms each with high vaulted ceilings, two with Juliette balconies. The family bathroom is attractively tiled with a matching white suite, including power shower over the bath. The main bedroom has an en-suite shower room.

OUTSIDE

Adjacent to the road is a gravel area for parking and a gate to the property. A paved path leads to a secluded patio with raised beds adjacent to the house. A path leads around to the rear where there is a further large patio allowing you to follow the sun for most of the day. There is an electrical point and space for a hot tub (available separately).

A low sleeper wall leads up to a level lawn area with a predominately walled border.

CARPORT, STORE & PARKING

Above the garden is a further parking area and substantial carport with electrics and a large store over.

FURNITURE

A number of items of furniture could be available by separate negotiation.

SERVICES

Mains water, electricity and drainage. Oil-fired central heating. Fibre enabled broadband available.

DIRECTIONS

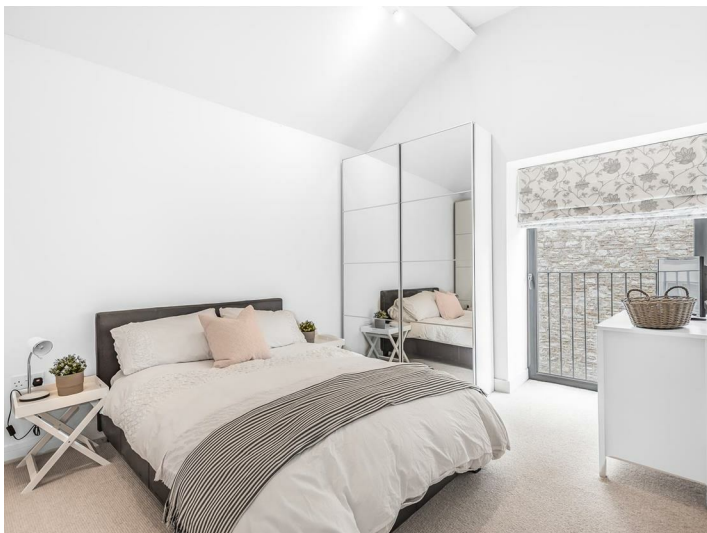
From Honiton take the A373 towards Cullompton. As you come into Dulford, turn to the north signposted to Kerswell. Come into heart of the village heading east and the property will be found on the right identified by a Stags for sale board.

Cullompton 4.5 miles Honiton 7 miles

Stunning individual high quality home, in a rural location in the Uffculme School catchment

- Close to popular villages with amenities
- Nearby primary and secondary schooling
- Easy access to M5 and A30
- Light character home
- High quality fittings
- 3 Bedrooms (1 en suite)
- Enclosed garden & gagage
- Off road parking

Guide Price £500,000

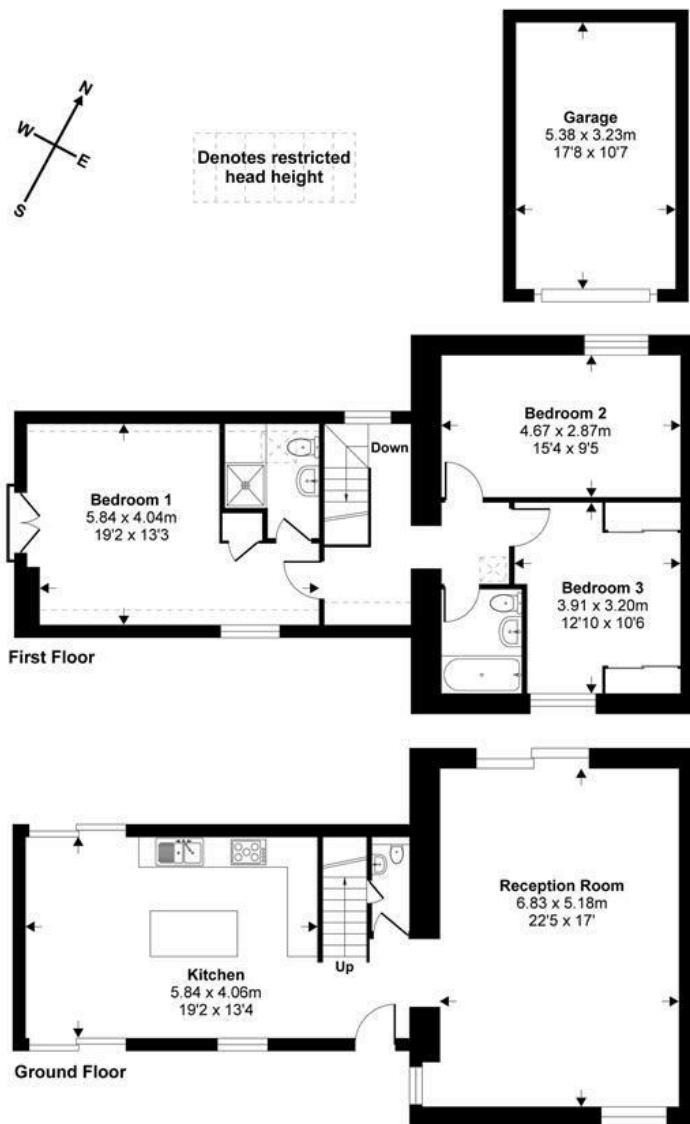


Approximate Area = 1596 sq ft / 148 sq m (includes garage)

Limited Use Area(s) = 43 sq ft / 4 sq m

Total = 1639 sq ft / 152 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 634757.

These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



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