



The Old Forge







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Kennford, Exeter, Devon, EX6 7TE

Exeter City Centre (4.4 Miles), Haldon Forest (3 Miles), Powderham Castle (4.4 Miles)

A versatile, modern detached family home of approximately 3,100 sq ft, taking full advantage of its elevated position and far-reaching countryside views.

- Stunning countryside views
- Five double bedrooms, four with en suites
- Top-floor games room, office and cinema space
- Landscaped rear garden with decked terrace and lawn
- Council Tax Band: F
- Ample driveway parking and storage room
- Impressive open plan living
- Approximately 3,100 sq ft
- Utility room and separate ground floor cloakroom
- Freehold

Guide Price £700,000

Stags Exeter

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

01392 255202 | exeter@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

The Old Forge enjoys an enviable position on the edge of the popular village of Kennford, set within the rolling Devon countryside. The village provides a well-regarded primary school, shop, pub, and a strong sense of community, while the surrounding area offers a wealth of walking, cycling and riding opportunities, with nearby Haldon Forest Park providing extensive trails and outdoor activities.

The historic cathedral city of Exeter lies just a short drive away, offering a vibrant mix of shopping, dining, leisure and cultural opportunities. The city boasts a variety of independent boutiques alongside well-known high street names, a choice of theatres, cinemas and galleries, as well as a thriving café and restaurant scene.

Excellent road and rail links put the South West, London and beyond within easy reach. The A38, M5 and A30 are all nearby, while Exeter St David's mainline railway station offers regular services to London Paddington and Waterloo. Exeter International Airport provides an expanding range of domestic and international flights.

DESCRIPTION

Built by the current owners, The Old Forge is a beautifully presented and thoughtfully designed detached home, offering light, spacious and flexible accommodation arranged over three floors. Designed as an "upside-down" house, the principal living spaces are positioned on the upper floors to make the most of the wonderful outlook over Kennford and the surrounding Devon countryside.

With five double bedrooms, an open plan kitchen/dining/living area, multiple en suites and a large top-floor family/games room, the property lends itself perfectly to family life and entertaining. Finished to a high standard, the home combines contemporary comfort with a layout that maximises both space and views.





ACCOMMODATION

The property is approached via an entrance porch opening into a welcoming hallway, with a grand staircase rising to the first floor. The ground floor offers three double bedrooms, including a spacious principal bedroom with a luxury en suite bathroom featuring a jacuzzi-style bath and walk-in shower. A Jack and Jill shower room serves two of the bedrooms, while a separate cloakroom/WC completes this level. To the rear, a useful utility room provides plumbing for white goods and a sink unit.

The first floor hosts two further double bedrooms, each with en suite shower rooms. At the heart of the home is the impressive open plan kitchen/dining/living room, a superb space for family living and entertaining. Expansive front-facing windows flood the room with natural light and frame the far-reaching views. The kitchen area is fitted with a comprehensive range of units and integrated appliances, with ample space for a large dining table and relaxed seating area. To the rear, a half landing with patio doors provides direct access to the garden.

The top floor is a versatile open-plan space currently arranged as a games room, office and cinema area, offering scope for a variety of uses.

OUTSIDE

To the rear, the garden is elevated to maximise the views, with distinct areas including a decked terrace ideal for al fresco dining, and a generous lawned section. The lawn wraps around the side of the property, offering potential for further development or alternative access (subject to the necessary consents).

To the front, a large driveway provides ample parking, alongside a useful storage room.

SERVICES

Utilities: Mains electric, mains water, telephone and broadband

Drainage: Mains drainage

Heating: Gas central heating from LPG bottles.

Tenure: Freehold

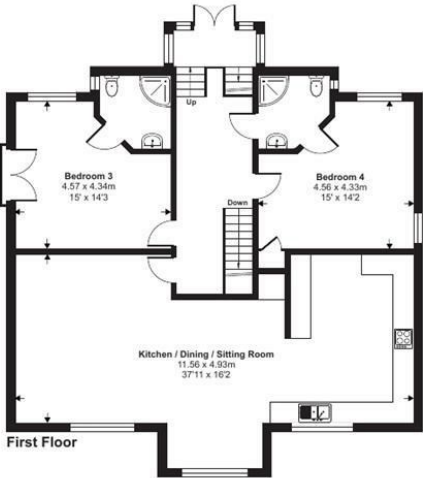
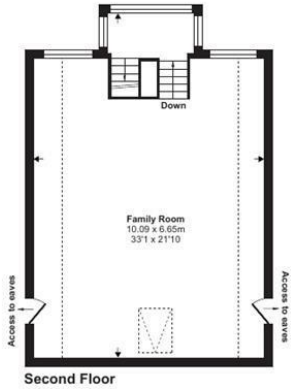
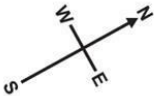
EPC: D(60)

Council Tax Band: F

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

Approximate Area = 2988 sq ft / 277.5 sq m
Limited Use area (s) = 149 sq ft / 13.8 sq m
Outbuilding = 110 sq ft / 10.2 sq m
Total = 3247 sq ft / 301.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1328098



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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	60	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



