



Old Golden Lion, Kentisbeare, Devon

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**STRUTT  
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BNP PARIBAS GROUP 

# Old Golden Lion, Fore Street, Kentisbeare, Devon EX15 2AD

A well-presented Grade II listed house with an impressive self-contained annexe, set in the heart of a picturesque village with a 0.3 acre garden.

M5 (Jct 28) 3.2 miles, Cullompton 3.6 miles, Tiverton Parkway mainline station 8.5 miles (2 hours to London Paddington), Exeter 14.5 miles, Exeter Airport 15.0 miles

Main house: Sitting room | Dining room  
Kitchen/breakfast room | Glazed hallway  
Cloakroom | Principal bedroom with en suite bathroom | Four further bedrooms | Shower room | Central cobbled courtyard | Garden  
Outbuilding | Carport | EPC rating D  
Annexe: Sitting room | Dining area | Kitchen/utility | Three en suite bedrooms

## The property

Old Golden Lion is a beautifully refurbished former Coaching Inn and barn which dates from the mid 17th century. The property is semi-detached and offers a wealth of characterful original details throughout, including exposed timber beams and original brick-built fireplaces alongside elegant, understated décor with modern fixtures and fittings. The property benefits from versatile accommodation with an impressive self-contained three-bedroom annexe providing opportunities for multi-generational living and income potential. The property further benefits from an attractive central cobbled courtyard and a sizeable rear garden. Old Golden Lion lies in the heart of the idyllic village of Kentisbeare with views over the neighbouring countryside.

The main house has a spacious sitting room and a formal dining room at the front, both of which have original inglenook fireplaces and exposed

beams overhead. Towards the rear there is the 35ft kitchen and dining room with a part-vaulted ceiling and exposed timber eaves allowing for a wealth of natural light. The Chalon kitchen has farmhouse-style units, a stainless-steel range cooker and space for all the necessary appliances, as well as a large island and breakfast area that comfortably seats six people. French doors open out onto a patio providing ideal space for al fresco dining. The kitchen also benefits from underfloor heating along with the adjoining hallway and cloakroom. There is one double bedroom on the ground level which could also be used as a study or snug as well as a useful boot room. Upstairs there is a family shower room and four further double bedrooms, including the generous principal bedroom which has a spacious en suite bathroom with a dual vanity and shower unit.

The main house connects to the annexe at the rear via a glazed walkway, which overlooks the beautiful central cobbled courtyard and is currently used as an additional dining area for summer and when needing to cater for eighteen diners. The annexe comprises a welcoming sitting room/dining area with a vaulted ceiling and impressive original brick-built fireplace. There is also a utility room that doubles as a kitchenette plus a double en suite bedroom on the ground floor which has its own entrance along with French doors that open onto the garden. Upstairs there are a further two double bedrooms both with en suite facilities connected by a galleried walkway.

## Outside

At the side of the house, the paved driveway offers parking space and leads to the beautiful rear cobbled courtyard via a gated entrance, where there is further parking as well as an outbuilding currently used for storage and a carport. The carefully maintained west-facing rear garden measures approximately 0.3 acres and includes a large patio area with steps that lead to a split-level lawn, bordered by established hedgerows and mature trees. The rolling lawns lead to a babbling stream at the bottom of the garden.









## Location

The property is set in the heart of the small village of Kentisbeare, close to the Blackdown Hills Area of Outstanding Natural Beauty. The village has a good range of day-to-day amenities including local independent shopping, a church, village hall, public house with restaurant and popular primary school. Nearby Uffculme also offers a good range of facilities including shops, public houses, a garage and church. A wider range of shopping and service amenities is available in the nearby market town of Cullompton, while more extensive independent and High Street shopping and facilities can be found in Honiton and Tiverton. Slightly further afield, the cathedral city of Exeter is the most thriving city in the South West and offers a wide choice of cultural activities including theatres, the RAMM museum, an arts centre and a wealth of good restaurants and shopping such as John Lewis.

Communications links are excellent: the nearby M5 provides a fast link to Exeter and the national motorway network, Tiverton Parkway station is just under 9 miles away offers regular trains to central London in less than two hours and Exeter International Airport offers flights to a number of domestic and international destinations.

The area offers an excellent range of schooling including Kentisbeare C of E Primary School in the village, Uffculme School (rated Outstanding by Ofsted), Blundell's, Wellington, Queen's College, St. John's and Exeter School amongst others. The property is within the catchment area for Uffculme School, as well as the reduced fee catchment for Blundell's.





Annexe



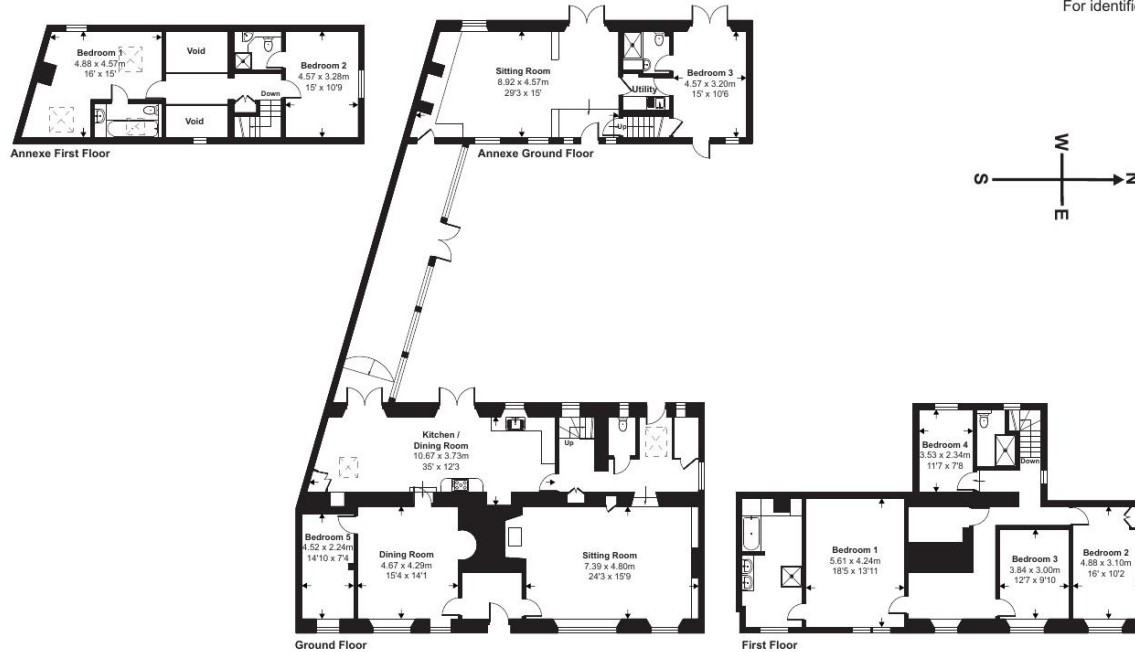
Annexe



Annexe

Approximate Area = 4339 sq ft / 403.1 sq m (excludes voids)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecon 2024. Produced for Stags. REF: 1101159

## Directions

From Exeter, take the M5 north and leave at junction 28. At the roundabout, take the fifth exit onto the A373, then after 2.1 miles, turn left, following the sign for Kentisbeare. Continue into the village and turn right onto Fore Street. You will find the property on the left.

What3Words///alley.chat.salutes brings you to the property's driveway.

## General

**Local Authority:** Mid Devon District Council

**Services:** Mains electricity, water and drainage. Oil-fired central heating.

**Council Tax:** Band E

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Tenure:** Freehold

**Guide Price:** £925,000

## Exeter

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