

Bridge House  
Fore Street, Kentisbeare, Devon



Strutt  
& Parker

Land and property. Since 1885.

A substantial and characterful family home offering over 3,500 sq ft of living space, versatile outbuildings, parking and a picturesque waterside garden in the heart of a sought-after Devon village.

**The property**

Bridge House is an impressive family home combining historic character with generous accommodation arranged over three floors. The property retains a wealth of original features, including exposed timber beams, flagstone flooring and parquet floors, complemented by considered modern additions. The property also benefits from solar panel and solar thermal energy with battery storage.

The ground floor offers a variety of well-proportioned and flexible reception space. The sitting room is centred around an original fireplace fitted with a wood burning stove and benefits from a dual aspect that provides plenty of natural light. Adjoining the sitting room is the conservatory that offers views over the beautiful garden. The formal dining room offers further welcoming reception space also with a woodburning stove while the study with a traditional flagstone floor provides a generous workspace. The impressive kitchen is a particular feature of the home, with a vaulted ceiling and rooflights flooding the space with natural light. The kitchen features bespoke Oak cabinetry, granite worktops, a large central island and a range cooker. There is a sitting area with a door that opens onto a terrace while an adjoining breakfast room offers further space for informal dining. A fitted utility provides further space for household storage and appliances with the ground floor accommodation completed by a shower room and an additional cloakroom.

On the first floor there are four well-proportioned bedrooms, together with a family bathroom and a separate shower room. The second floor provides two vaulted rooms with A-frame timbers, one featuring a circular window and access to the eaves, with the larger currently used as a playroom.



**Outside**

The property sits within a generous plot, with a tranquil stream running alongside the grounds. The outdoor space features a level lawn framed by stone walls, mature trees, and vibrant, well-established planting, along with a courtyard terrace that's perfect for alfresco dining. A collection of outbuildings, totalling around 1,300 sq ft include a substantial barn, workshop, store, and potting shed, offering excellent potential for development (subject to the necessary consents). A carport provides convenient off-road covered parking.

**Location**

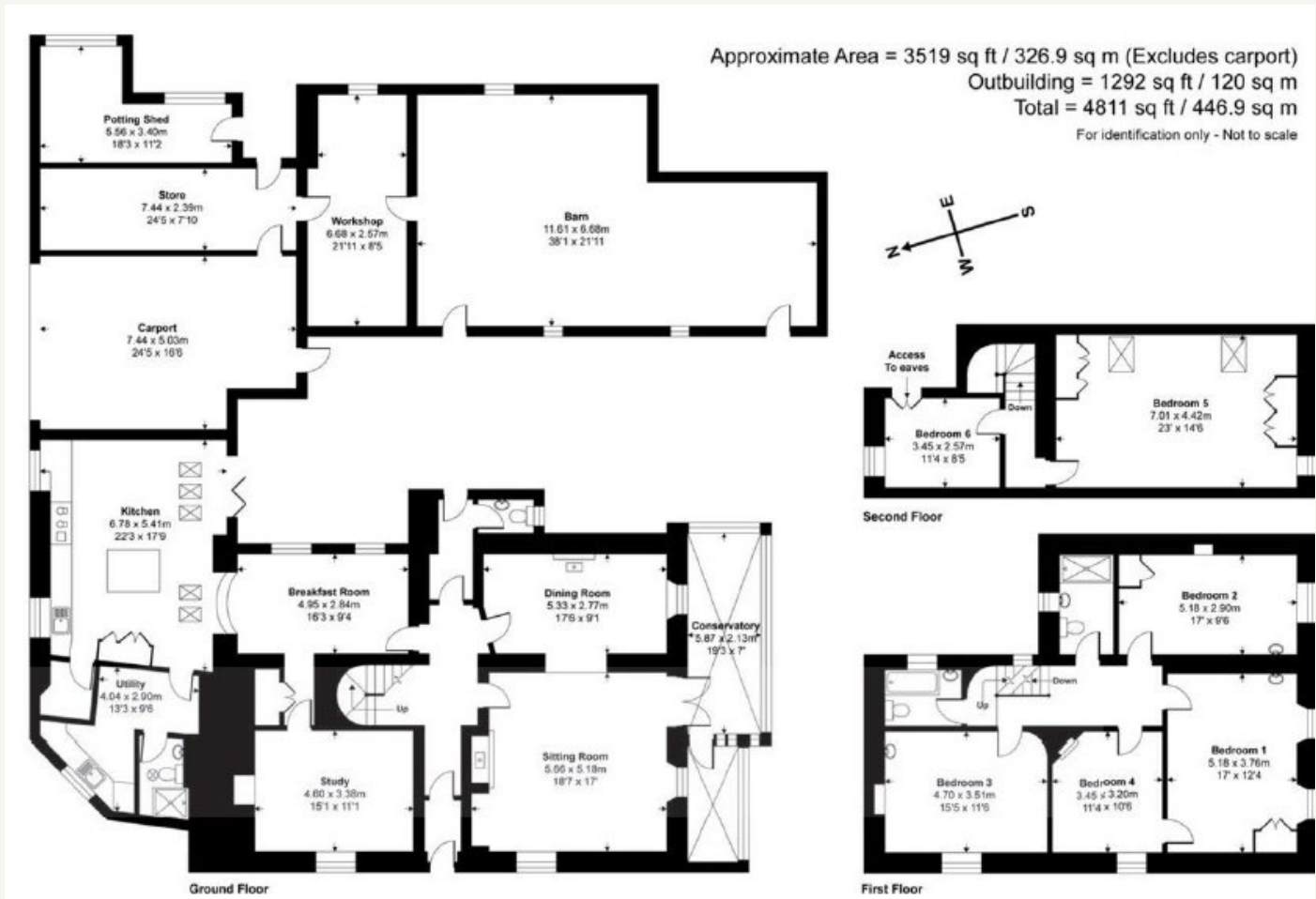
The property is set in the small village of Kentisbeare, near the Blackdown Hills National Landscape. The village offers a range of local amenities including a village shop, village hall, public house and parish church. It has a thriving community, hosting regular local events and clubs, such as a youth theatre, coffee mornings, book club, art club and various fitness classes. More extensive facilities are available in the nearby town of Cullompton, approximately three miles to the west, while Tiverton and Honiton are within 10 miles, all offering good schooling, shopping supermarkets and recreational facilities. The cathedral city of Exeter lies approximately 14 miles to the south-west and provides a comprehensive range of shopping, leisure and cultural amenities. The area is well regarded for its schooling, with a number of highly regarded independent schools nearby including Blundell's School in Tiverton, Exeter School and The Maynard School. Tiverton Parkway railway station is approx. 6 miles away, with mainline services to London Paddington in under two hours. The property is also conveniently placed for the M5 motorway, with easy access north towards Bristol and south towards Cornwall and Exeter. Exeter Airport has an ever-increasing number of domestic and international flights. Postcode: EX15

**General**

Local Authority: Mid Devon District Council  
 Services: Mains electricity, water and drainage. Wood pellet boiler. Solar panel and solar thermal energy with battery storage.  
 Council Tax: Band F  
 EPC Rating: D  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
 Wayleaves and Easements: : the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not



**3,519sq ft (326 sq m)**  
**Five reception rooms**  
**Six bedrooms**  
**Three bathrooms**  
**Several outbuildings**  
**Carport**  
**Large garden**  
**Freehold**  
**Village**  
**Guide price £700,000**



## Strutt & Parker Exeter

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