



The Old Rectory

Kenn, Exeter, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautifully refurbished Grade II listed former Rectory, set in c.5.2 acres in a sought-after village close to Exeter

An imposing well-proportioned, period Grade II property with origins thought to date back to 15th century. A beautifully presented and much loved former Rectory offers elegant living space that combines original character with modern fittings. Set within its own quiet and private gardens and mature parkland extending to 5.2 acres on the edge of the pretty village of Kenn, yet just 6 miles from Exeter.



4 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



GENEROUS GARAGING



5.2 ACRES



FREEHOLD



POPULAR VILLAGE



5,782 SQ FT



**GUIDE PRICE
£2,250,000**



The property

The grand entrance hall features wooden flooring, high corniced ceiling and a fine balustrade turned staircase with a large arched window letting light flood in. From this central hall flows the stunning 31' open plan kitchen / dining area with double doors leading on to a pretty patio enjoying the morning sun. The kitchen has ample work area and storage, an Aga and other integrated electric appliances, classic shaker style units and a large marble central island with breakfast bar. The room is complemented by a bright triple aspect with a pretty feature of a Bishops Mitre stone arched window with views over local countryside. The two main reception rooms lead off the main hall both generous rooms with stunning floor to ceiling sash windows - complete with original working shutters- enjoying views of the beautiful garden. Both enjoy log burners and classic fireplaces and chandeliers.

The ground floor also benefits from a cosy snug, a generous family sized utility, a bright and sunny conservatory and a cloakroom. There could be

potential for this part of the house to become a dual living or holiday rental with some small changes and the relevant permissions.

Off the main staircase there is a large study with log burner and ample shelving and a pretty double aspect bedroom. Follow the main stairs to three double bedrooms -including the stunning 24' principal bedroom looking out the double sash windows onto the parterre garden- and a lovely bright shower room. Off the landing, further stairs lead to large TV room/ playroom complete with stunning 16th century cruck beams. More stairs lead up to a large attic/storage space. At the opposite end of the house a double guest room with bathroom enjoy a cosy cottage attic feel. A secondary stairs serves this end of the house with bedroom 6, a generous family bathroom and shower room then down to utility/ snug area.







Outside

Within the gated property lies a peaceful and private garden, three main lawn areas, mature borders and shrubs providing easy care and all year colour. An attractive lean-to greenhouse sits within a quiet parterre type area with box hedging and sitting area. The house enjoys ample driveway parking at both front and rear. Also through second electric gates at rear, two wooden garage buildings sit well in the surroundings- totalling four lockable garages and three carport bays. Stairs above the log store lead to large storage, games room or hobby space area with two Velux windows providing a light area. Beyond the stunning gardens the house enjoys a pretty wooded hill with amazing spring flower display, mature native trees and all the nature they bring. From the top of the hill, the field enjoys far reaching views over the village, church, Haldon Hills and glimpses of Exmouth town. The Ley Arms - a popular country pub with good food is just minutes away.

Location

Kenn is a popular village with a lovely village community and within minutes of access to M5 and

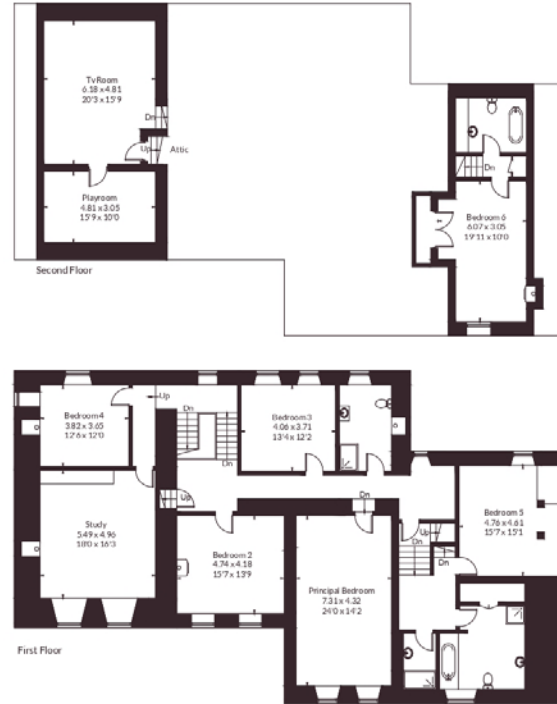
Devon Expressway heading west. Transport connections are excellent with Exeter Airport a mere 20 minutes away and Exeter St Davids train station nearby. Kenn and Kennford enjoy a thriving community, 2 great pubs, Cricket club and a community centre with much going on for all ages. Kennford has a popular Primary school. Blundells Tiverton, St Peters Prep Lymstone, Kings Taunton, Wellington, Stover, The Maynard, Exeter School, Torquay Grammar Schools and Matford Brook offer a wide range of education and school transport leaves nearby. The area offers so much for leisure with sailing clubs, golf clubs, Exeter Chiefs, Exeter Racecourse, Haldon Gateway forest trails with many beaches of South Devon and Dartmoor National Park so close to enjoy. The house has cycling, walking and riding trails from the doorstep. Exeter and the area has an up and coming selection of great restaurants and cultural facilities and having an excellent University in the town it offers good shopping, arts and recreational centres. Further theatres are at Torquay and Plymouth bringing some popular shows to the South West.







Approximate Floor Area = 537.2 sq m / 5782 sq ft
 Outbuildings = 150.6 sq m / 1621 sq ft (Excluding Open Bays)
 Total = 687.8 sq m / 7403 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107630

Floorplans

House internal area 5,782 sq ft (537 sq m)
 Outbuildings internal area 1,621 sq ft (150 sq m)
 For identification purposes only.

Directions

EX6 7XE

what3words: ///bearable.spilled.wriggled

General

Local Authority: Teignbridge Council
Services: Mains electricity, water and drainage.
 Oil-fired central heating.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band G
EPC Rating: TBC
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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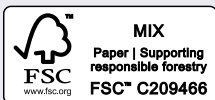
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