



Ladybrook





# Ladybrook

Kenn, Exeter, Devon, EX6 7UH

Exeter - 6 miles

An attractive detached family home in the heart of a sought-after village with beautiful gardens and rural views.

- Spacious 4 bedroom family home
- Open plan kitchen/breakfast room
- Conservation area
- Gardens with rural views
- Driveway parking and turning area
- Freehold area
- Council tax band - E
- EPC - E

Guide Price £595,000

## SITUATION

The picturesque village of Kenn is situated just six miles south of Exeter; it is surrounded by unspoilt Devonshire countryside and contains an assortment of modern and character properties. Within the village is a parish church and the Ley Arms, a charming thatched public house. The neighbouring village of Kennford provides a primary school. The nearby Haldon Forest offers 3,500 acres of woodland with beautiful walking, cycling and horse riding trails as well as the impressive sensory trail at Mamhead designed to stimulate the senses of visitors of all abilities. The village is a short distance from the A38 Devon Expressway providing easy access to Exeter, Plymouth and the M5.

## DESCRIPTION

Ladybrook is an attractive timber framed detached house located in the heart of the sought-after village of Kenn. The property, which was originally built in the 1950's under a cedar shingle roof with more recent extensions, provides spacious and versatile accommodation of nearly 2,000sqft over two floors with open plan living areas on the ground floor and 4 bedrooms on the first floor. Surrounding the property are mature gardens with wonderful rural views and ample private parking.





## ACCOMMODATION

Steps from the parking area lead to a lobby/boot room and on into the entrance hallway with separate WC and storage cupboard. Doors from the hallway access the dining room/snug with stairs leading to the first floor and a triple aspect sitting room with woodburner and French doors to the garden. Steps lead down to an impressive open plan kitchen/breakfast room with modern wall and floor mounted units with integrated appliances, a large central island and walk-in utility room. Bi-folding doors lead out to a south facing terrace with lovely views over the garden. Stairs from the dining room/snug lead to a spacious landing with storage cupboards. Off the landing are three double bedrooms, a family bathroom and a dual aspect principal bedroom with vaulted ceilings and an ensuite bathroom with separate shower.

## GARDENS

Double gates from the lane lead to a parking and turning area which is large enough for multiple cars. Surrounding the house are well maintained gardens, which are primarily laid to lawn, with cleverly positioned seating areas from which to enjoy the wonderful rural views. There are two wood sheds, a summerhouse and a greenhouse.

## SERVICES

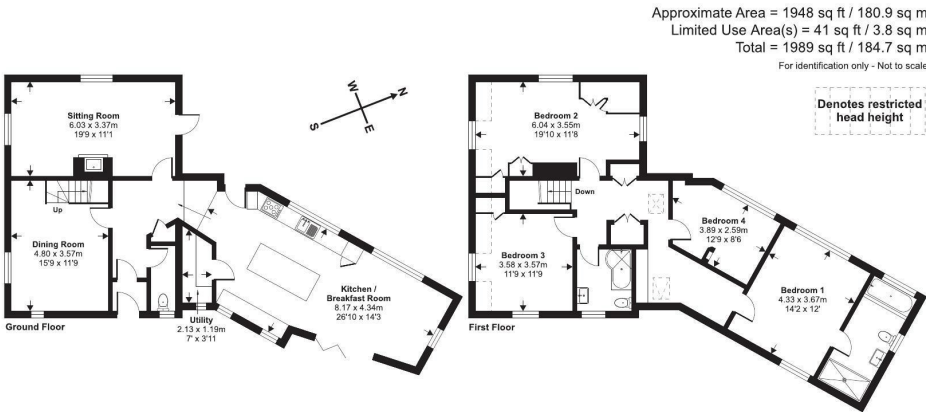
Mains water, drainage and electricity.  
Central heating provided by a combi boiler.  
LPG gas cooker  
Broadband - 64.15mbps

## DIRECTIONS

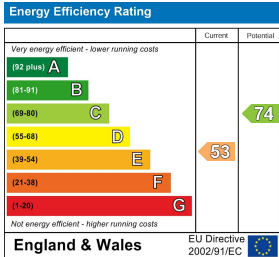
From Exeter proceed south on the A38. Exit left signposted to Kenn and Kennford, just before the Shell garage. Continue on this road, turning left after the Exeter Court Hotel, signposted Kenn and Kenton. Continue along this lane into the village of Kenn and on passing St Andrews Close the property will be on your left.



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