Guide Price £395,000

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4 Penstone Barns, Lease Hill, Hele, Exeter, EX5 4QA

- Rural position with open countryside views
- Stunning level cottage gardens
- Characterful living/dining room with woodburner
- Contemporary en-suite & family bathroom
- Double garage with electric door
- Character features throughout
- Well appointed kitchen/breakfast room with Range stove
- Three double bedrooms with exposed timber beams
- Gated driveway parking for several vehicles
- Silverton & Bradninch approximately 2 miles distance

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

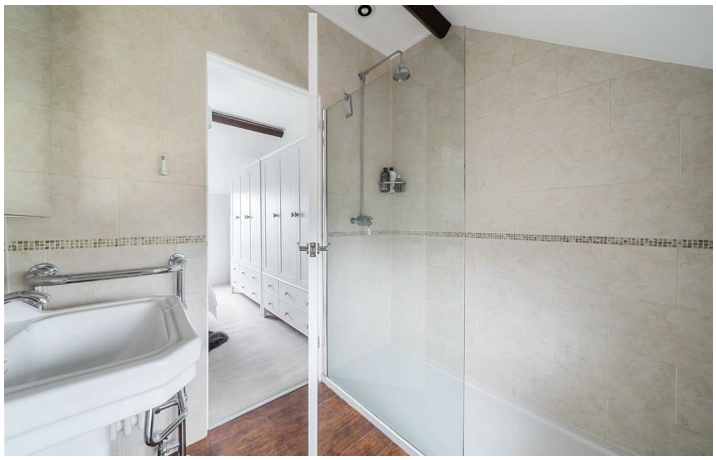
The Property Ombudsman

Watch the Seddons Video Tour Penstone Barns is a small and charming development of barn conversions on the edge of the Killerton Estate, surrounded by rolling countryside. Situated on a generous plot, with off road parking and a double garage.

3 2 1 E Council Tax Band: D







Penstone Barns is a small and charming development of barn conversions on the edge of the Killerton Estate, surrounded by rolling countryside.

The property has been immaculately presented throughout by the current owner, offering modern, comfortable accommodation with character features throughout.

The living/dining room has exposed timber beams and benefits from a wood burning stove and quality built in storage cupboards. French doors with full height side windows, open out onto the patio and provide open views over the garden and countryside beyond.

The kitchen/breakfast room is fitted with a good range of modern units with integral fridge/freezer and a Rangemaster stove for cooking with further appliances spaces for washing machine and dishwasher and stairs to the first floor.

There is an entrance hallway with storage cupboard and downstairs cloakroom.

Upstairs there are three double bedrooms, all with exposed timber beams. There is a contemporary en-suite shower room to the principal bedroom with a modern family bathroom.

The barn sits in a generous level plot of beautifully planted mature cottage gardens with stunning views over open fields beyond. The garden has a good degree of privacy being enclosed with beech hedging and mature shrubs.
A stone path leads down to a large gravelled driveway which is accessed via timber double gates and shared with the neighbouring property and provides off road parking for multiple vehicles with a detached double garage with electric door adjacent.

Lease Information: The leaseholder is the National Trust with 99 years from 20/12/2021
£1 per annum ground rent.

Services: Mains electricity, water & septic tank drainage. LPG gas heating.
Tenure: Leasehold.
Council Tax: Band D
Local Authority: Mid Devon District Council.

The property is situated on the doorstep of Killerton, between Bradninch and Silverton, both of which have a good range of local services, including primary schools, convenience stores, post offices, pubs, churches, doctor's surgeries, and regular bus services to Cullompton and Exeter.

There is quick access to Exeter, via the B3181 main road through Broadclyst or from Cullompton, Junction 28 of the M5 leads south to Exeter and all points north, including Junction 27, with the nearby Tiverton Parkway Station at Sampford Peverell with regular intercity services (Paddington 2 hours).

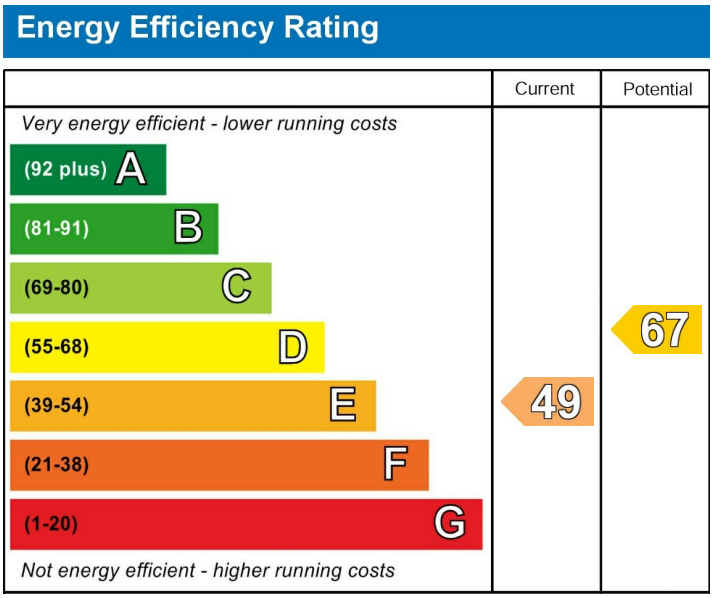
Bradninch - 2.2 miles
Silverton - 2.5 miles
Exeter centre - c. 7 miles approx
Cullompton/Junction 28 M5 - c. 6.2 miles
Tiverton Parkway Station - c. 11.3 miles

Please see the floor plan for the dimensions. The internal photos were taken with a wide-angle lens to show more of the rooms.

Viewings

Viewings by arrangement only. Please call 01884 32100 to make an appointment.

EPC Rating:





Total area: approx. 119.6 sq. metres (1287.1 sq. feet)

The floor area includes outbuildings





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Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

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