



**STAGS**

Leslie House Kenton, Exeter, Devon EX6 8JD

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Leslie House is a wonderful Grade II\* Listed property situated in the extremely popular village of Kenton.

Exeter City Centre 7 Miles / Dawlish 5.4 Miles

• Available January • Seven Bedrooms • Period Features • Generous Courtyard with ample Parking • Furnished • Pets Considered • Deposit: £3461 • Council Tax Band G • Gardener and Internet Included • Tenant Fees Apply

**£2,750 Per Calendar Month**

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## DESCRIPTION

Leslie House is a wonderful Grade II\* Listed property situated in the extremely popular village of Kenton. The house is believed to have latterly been the dower house to Powderham Castle and dates back to the 18th Century. This substantial property has an array of period features including decorative mouldings, feature fireplaces, sash windows and good ceiling heights. The principle layout of accommodation is arranged over three storeys with a cellar and loft rooms, and a generous amount of storage rooms. The property is ideal as a large family home providing spacious rooms with plenty of storage. Leslie House enjoys a large garden to the rear of the property, mostly laid to lawn with a generous patio area. To the right of the property, via electronic gates, is an enclosed courtyard providing ample parking.

## ACCOMMODATION

The grand entrance hall provides access to the principle ground floor rooms with a central staircase leading to the upper floors and finished with decorative mouldings and a feature arch. To the left you enter the drawing room which has a front aspect with a bay window, alcove storage cupboards, decorative panelled walls and a feature fireplace with an inset wood burner. Continuing on the left you enter the sitting room which enjoys a rear aspect with French doors opening out onto the patio, storage cupboards and a feature fireplace. To the right, off the entrance hall, is the dining room which has a front aspect with a bay window and a delightful window seat, alcove storage units and a connecting door to the kitchen. The kitchen/breakfast room provides the homely feel required for the heart of the house with a spacious area for entertaining and for gathering the family members together. Arranged with an array of base units and fitted cupboards, double butler sinks, 4-oven Aga, integrated

dishwasher and an American-style fridge freezer. The kitchen has a rear aspect with two sash windows. A discreet door opens to a servants stairwell leading up through the property. From the kitchen you enter the utility and cloakroom.

On the first floor the central landing connects the first floor accommodation. The master bedroom has a front aspect with a bay window and wooden shutters with views towards the Powderham Estate, stripped wood flooring, two fitted wardrobes and an en suite shower room. Bedroom two has the same front aspect with a feature fireplace and a built-in cupboard. Bedroom three has a rear aspect with two sash windows with view over the garden and a feature fireplace. A wing of the first floor would have been used by the servants but now has been arranged with a shower room and a large airing cupboard. The servants stairwell continues through this section and up to the next floor.

On the second floor, bedroom four has a front aspect bay window with shutters and views of Powderham and two built-in cupboards. Bedroom five has the same front aspect and bay window with shutters and two built-in cupboards. Bedroom six has a rear aspect with garden views and two built-in cupboards. Bedroom seven is a single room with a front aspect. The large family bathroom is arranged with a roll top bath, shower cubicle, wc and wash basin. Within the bathroom two discreet doors connect the servants staircase which continues up into the loft rooms.

## OUTSIDE

The plot of Leslie House extends to approximately 0.47 of an acre. The rear garden provides a wonderful area for families or for entertaining with a generous patio area and a terraced section of lawn and flowerbeds. The





garden opens out to a larger area of level lawn with perimeter walls and timber fencing. To the right of the property is a delightful cobbled courtyard, which is accessed via electronic gates, providing a spacious area for parking.

### SERVICES

Mains electricity, gas and water and mains drainage. Oil-fired Aga. EPC Exempt. Gardener and Internet Included.

### SITUATION

Kenton is a popular village well served by local amenities including village hall, primary school and farm shop in the grounds of nearby Powderham Castle estate. Inland from the village is Haldon Forest, an area of Forestry England woodland with wonderful walking, riding and cycling facilities, with the open moor and river valleys of Dartmoor beyond. There is a cycle path along the estuary to Exeter's Quay via numerous pubs, with beaches at Dawlish and Teignmouth only a few miles away. Starcross has a branch line railway station which links to Exeter St Davids and London plus Newton Abbot and Plymouth to the south. Kenton lies 7 miles south of Exeter providing excellent sporting and leisure facilities as well as a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining.

### LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, furnished and is available January. RENT: £2750pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £2775. DEPOSIT: £3173, returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

### HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

### TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

### RENTERS' RIGHTS BILL

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1nr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1nr_roadmap.pdf)







*IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.*



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	38	
1-10	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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