



Nantucket



# Nantucket

Kerswell, Cullompton, Devon EX15 2EL

Cullompton/M5 (J28): 5 Miles Tiverton Parkway Station: 9 Miles  
Exeter: 15 Miles

A substantial home in a favourable position with immaculate grounds.

- 2440 Sq Ft of Accommodation.
- Modern Family Home
- Five Bedrooms
- Good Reception Space
- Three Bath/ Shower Rooms
- Annexe Potential
- Garage & Stable Block
- Council Tax Band G
- Pony Paddock
- Freehold

Guide Price £800,000

## SITUATION

The rural hamlet of Kerswell lies between the market towns of Honiton and Cullompton, on the western edge of the Blackdown Hills which is a designated Area of Outstanding Natural Beauty.

Kerswell is set between the popular villages of Broadhembury and Kentisbeare, both with primary schools, village shops and public houses. The property itself is easily approached by the A373, which in turn provides fast access to Junction 28 of the M5.

## DESCRIPTION

Nantucket is a beautiful detached family home located in the heart of Kerswell with good access to local amenities. Sitting on a large plot, the property boasts flexible accommodation across two floors with 5 bedrooms, 3 reception rooms and a separate games room offering potential for further accommodation.

Outside, mature gardens wrap around the property with an additional fully fenced area of lawn and stable block to the rear.



## ACCOMMODATION

There is an abundance of entertaining space on the ground floor, with the entrance hallway giving access to all principal rooms. A triple aspect sitting room lies at the southern side of the property and benefits from a feature fireplace with wood burning stove, sliding doors opening onto the rear gardens and double doors leading through into the spacious dining room. The kitchen/breakfast room enjoys an outlook to the rear with a range of wall and base units, space for appliances and access into the utility room, whilst an additional snug offers space as an office or additional bedroom and looks over the front garden.

A separate front door opens into the rear lobby, integral to the house, and accessed by the utility room, with cloakroom and door into the large dual aspect games room, the games room provides further access to the rear garden and double garage, and offers potential for ancillary accommodation, subject to the necessary consents.

On the first floor are five bedrooms, four of which are double with two benefitting from ensuite bathrooms and the master enjoying a dual aspect and large built in wardrobes. The family bathroom is located at the rear of the property and comprises of a bath with shower over, WC and wash hand basin.

## OUTSIDE

The property enjoys exceptional grounds, with high walled gardens wrapping around the property. An abundance of bedding plants, mature trees and shrubs provide superb colour throughout the grounds, which also feature a greenhouse, shed and patio seating.

A gravel path leads to a wooden footbridge which crosses the river weaver and provides access to a further area of lawn, kitchen garden and small wood. From here a gate opens into a fenced pony paddock with a stable block comprising of two stables and a concrete hard standing. In total the property has 0.84 acres.

Driveway parking for multiple vehicles leads to the integral double garage with power, lighting and an additional up and over door to the rear.

## SERVICES

Mains water, electricity and drainage. Oil fired central heating.

## VIEWINGS

Strictly by appointment through the agents please.

## DIRECTIONS

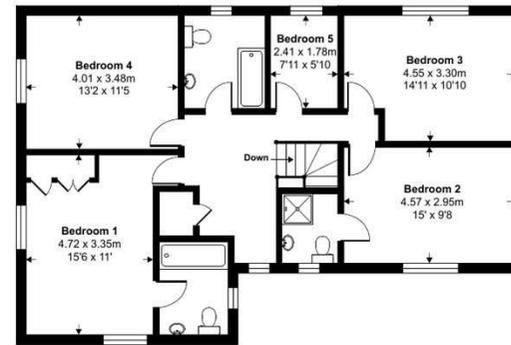
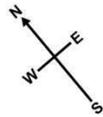
From J28 of the M5 take the A373 towards Honiton. Proceed for 3 miles passing Fordmore farm shop and enter the village of Dulford, in the village take the first left signposted to Kerswell. Continue for half a mile and enter the village. The driveway to the property can be found on the left after 0.2 miles.

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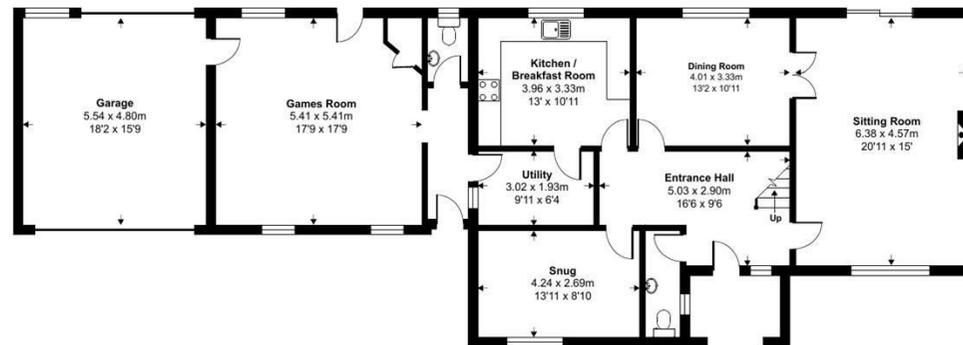


Approximate Area = 2727 sq ft / 253.3 sq m (includes garage)

For identification only - Not to scale



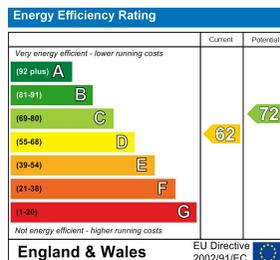
First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for Stags. REF: 920905



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