



**1 KERSWELL HOUSE  
BROADCLYST  
NEAR EXETER  
EX5 3AF**

PROOF COPY



**GUIDE PRICE £710,000 FREEHOLD**



**A rare opportunity to acquire a substantial historic Grade II listed family home with large garden equating to approximately three quarters of an acre with ample parking and garage. Five/six bedrooms. Family bathroom. Ensuites to two bedrooms. Large reception hall. Kitchen/breakfast room. Spacious sitting room with wood burning stove. Separate dining room/family room. Utility. Ground floor cloakroom. Many character period features. Edge of village location providing good access to local amenities with Exeter being approximately five miles distant. A fabulous family home full of charm and character. Viewing highly recommended.**

Kerswell House is a substantial Grade II listed building dating from the 1840's. Originally the estate consisted of the principal house, coach house and a lodge. In the 1960's the estate was divided, including the principal house, which now forms two attached properties. The listing building notes state that author, poet and dramatist Eden Phillpotts (1862-1960) lived there for many years it is said his friend Agatha Christie, who was an admirer of his work, was a regular visitor to his home.

#### **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Attractive stone arched entrance with solid wood door leads to:

#### **ENTRANCE LOBBY**

Decorative ceiling. Feature arched leaded glass panelled door leads to:

#### **RECEPTION HALL**

A spacious reception hall with parquet flooring. Dado rail. Picture rail. Decorative high ceiling. Two radiators. Oak wood staircase leads to the first floor. Understair recess. Thermostat control panel. Exposed wood door leads to:

#### **SITTING ROOM**

23'10" (7.26m) into bay x 16'0" (4.88m). An impressive spacious room with parquet flooring. Fireplace recess with tiled hearth, inset wood burning stove, fire surround and mantel over. Picture rail. Original coving and ceiling rose. Three radiators. Telephone point. Television aerial point. Attractive large sash bay window, with working window shutters, provides fine outlook over garden.

From reception hall, stripped wood door leads to:

#### **KITCHEN/BREAKFAST ROOM**

16'10" (5.13m) x 14'0" (4.27m). Again another spacious room. Fitted with a range of matching base, drawer and eye level cupboards with concealed lighting. Roll edge work surfaces with decorative tiled splashbacks. 1½ bowl sink unit with single drainer and traditional style mixer tap. Space for range cooker with double width filter/extractor hood over. Plumbing and space for dishwasher. Further appliance space. Space for double width fridge freezer. Ample space for table and chairs. Picture rail. Original coved ceiling. Radiator. Full height sash windows to rear garden with working window shutters. Part glass panelled door provides access and outlook to rear garden.

From reception hall, part glass panelled exposed wood door leads to:

#### **DINING ROOM/FAMILY ROOM**

15'10" (4.83m) x 9'0" (2.74m). Parquet flooring. Feature fireplace with tiled hearth and inset living flame effect stove. Picture rail. Coved ceiling. Radiator. Leaded window to side aspect. Sash window to front aspect with working window shutters. Exposed wood door leads to:

#### **BOILER ROOM**

Housing boiler serving central heating and hot water supply. Electric meter. Window to rear aspect.

From dining room/family room, part leaded glass panelled door leads to:

#### **REAR LOBBY**

With fitted shelving. Steps and glass paned door leads to:

#### **UTILITY ROOM**

7'6" (2.29m) x 6'8" (2.03m). Matching base, drawer and eye level cupboards. Fitted work surface. Plumbing and space for washing machine. Further appliance space. Radiator. Power and light. Door to outside.

From reception hall, panelled door leads to:

#### **CLOAKROOM**

Comprising low level WC. Wash hand basin with tiled wall surround. Tiled floor. Radiator. Obscure glazed window to rear aspect.

#### **FIRST FLOOR LANDING**

A spacious impressive landing with attractive decorative ceiling. Picture rail. Radiator. Dado rail. Airing cupboard, with fitted shelf, housing lagged hot water cylinder. Doorway opens to:

#### **INNER LOBBY**

Stairs leading to second floor. Exposed wood door leads to:

#### **BEDROOM 1**

19'2" (5.84m) into bay excluding door recess x 16'0" (4.88m). Two radiators. Picture rail. Original ceiling rose. Large glass panelled bay window with pleasant outlook over gardens.

From first floor landing, exposed wood door leads to:

#### **BEDROOM 2**

19'10" (6.05m) into bay x 14'0" (4.27m). Two radiators. Coved ceiling. Picture rail. Sash window to rear aspect offering fine outlook over rear garden, neighbouring countryside and beyond. Attractive glass paned bay window to front aspect.

From first floor landing, exposed wood door leads to:

#### **BEDROOM 3**

16'0" (4.88m) x 7'8" (2.30m) excluding door recess. Picture rail. Radiator. Sash windows to both front and side aspects. Feature archway opens to:

#### **ENSUITE SHOWER ROOM**

Comprising tiled shower enclosure with fitted main shower unit. Wall hung wash hand basin with tiled splashback. Low level WC. Tiled floor. Radiator. Extractor fan. Sash window to side aspect.

From first floor landing, exposed wood door leads to:

#### **BATHROOM**

9'6" (2.90m) x 8'4" (2.54m). Comprising panelled bath with traditional style mixer tap, including shower attachment, and tiled splashback. Wash hand basin with tiled splashback. Low level WC. Separate tiled shower enclosure with fitted mains shower unit. Radiator. Heated ladder towel rail. Extractor fan. Picture rail. Tiled floor.

#### **SECOND FLOOR LANDING**

Part leaded glazed door leads to:

#### BEDROOM 4

14'0" (4.27m) x 8'4" (2.54m) (part sloped ceiling). Radiator. Deep walk in wardrobe. Glass paned sash window to rear aspect offering fine outlook over rear garden, neighbouring countryside and beyond. From this room a panelled door leads to:

#### STUDY/BEDROOM 6

21'8" (6.60m) x 7'2" (2.18m) (sloped ceiling). Radiator. Access to eaves/storage space. Fitted shelving. Double glazed Velux window to side aspect. Glass paned window to front aspect.

From second floor landing, door provides access to:

#### BEDROOM 5

16'10" (5.13m) x 8'4" (2.54m) (part sloped ceiling). Telephone point. Radiator. Sash window to rear aspect. Panelled door leads to:

#### ENSUITE BATHROOM

21'8" (6.60m) x 5'10" (1.78m). Comprising panelled bath. Wash hand basin. WC. Radiator. Storage cupboards. Further traditional style radiator with heated towel rail surround. Glass paned window to front aspect.

#### OUTSIDE

The property is approached via a shared gravelled drive with access via a five bar gate to private gravelled driveway providing parking for numerous vehicles and part of which provides access to **garage** and front door. We understand the gardens and grounds equate to approximately three quarters of an acre and are predominantly set to the front and side elevation of the house. The garden is mostly laid to an extensive well maintained level lawn with various patio/seating areas. To the lower end of the garden is a hen/duck pen. The garden is also well stocked with a variety of maturing shrubs, plants and trees which provide a high degree of privacy.

#### TENURE FREEHOLD

#### DIRECTIONS

Proceeding out of Exeter on the B312 Pinhoe Road proceed through Pinhoe, over the two mini roundabouts, and continue down to West Clyst. At the traffic light junction again proceed straight ahead and continue on this road for approximately one mile where you will see a sign for Kerswell Lodge on the right hand side continue along this driveway and Kerswell House will be found on the right.

#### VIEWING

Strictly by appointment with the Vendors Agents.

#### AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

#### AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction

#### REFERENCE

CDER/0823/8461D/AV





