



## Garden Cottage, Kennerleigh, EX17 4RS

Guide Price £450,000

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# Garden Cottage

Kennerleigh, Crediton

- Spacious Grade II Listed Detached Cottage in Village Setting
- Naturally light and flexible
- Accommodation reaches 143 sqm / 1,539 sqft
- Four bedrooms & three reception rooms
- Beautiful mature & level gardens of 25m x 23m
- Large integral garage, space for utility & shower room
- Bath/shower room & oil-fired central heating
- Both sides of thatch replaced in 2017 & 2012
- Close to shop & bus stop serving Crediton & Exeter
- Being sold with no onward chain

Welcome to Garden Cottage, a spacious Grade II listed detached cottage nestled in the picturesque village of Kennerleigh. This charming property offers a naturally light and flexible living space that can be enjoyed as a bungalow, providing the perfect backdrop for a comfortable and relaxed lifestyle.

With generous accommodation reaching 143sqm / 1,539sqft, Garden Cottage boasts four bedrooms and three reception rooms, offering plenty of space for the whole family. The sunroom dining area lies off the kitchen (Bosch oven & hob, with extractor over & under counter fridge & freezer all integrated), there is also a formal dining room and a living room, which has been used as an extra bedroom in the past, adding to its versatility.



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The beautifully landscaped mature gardens, measuring approximately 25m x 23m, offer meandering lawns, a decked seating area, lovely flower beds and borders and even wildflowers growing. It creates a peaceful oasis to enjoy gardening, entertaining or simply unwind amidst nature's tranquillity.

A large integral garage provides ample space for a vehicle and storage with the potential for a utility area and shower room (still leaving space for a car), adding convenience to daily living. The property features a bathroom with separate shower and is equipped with oil-fired central heating, ensuring warmth and comfort throughout the year.

Both sides of the thatch roof have been replaced in 2017 and 2012, ensuring the cottage retains its traditional charm and character while offering peace of mind for the future. The convenience of a nearby shop and a bus stop serving Crediton and Exeter adds to the appeal of this desirable location.

Garden Cottage is being sold with no onward chain, presenting an excellent opportunity to make this delightful property your own without undue delay.

Please see the floorplan for room sizes.

Current Council Tax: E (£2,717pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: Grade II Listed

Tenure: Freehold





Kennerleigh is a village truly undisturbed by modernisation, sitting in an exquisite and rural part of Devon, on the verges of a shady, forested valley. It lies on the road to Black Dog and Thelbridge, 4 miles north of the market town of Crediton. Kennerleigh has a traditional style village shop/ post office – that stocks a diverse range of items and local produce. In addition, it features a wonderful example of a Norman church. A short drive away finds the larger village of Sandford, and one of finest pubs in the county; The Lamb Inn – with many accolades, mouth watering food and ales (and an open fire with the odd Jack Russell trotting about). For a modern selection of facilities Crediton is the place, with superb schools (both primary and secondary), a regular farmers market, a leisure centre, a host of interesting shops and two supermarkets.

**DIRECTIONS:** For Sat-Nav use EX17 4RS, in the centre of the village, turn up the lane by the shop & Garden Cottage is found on your right.

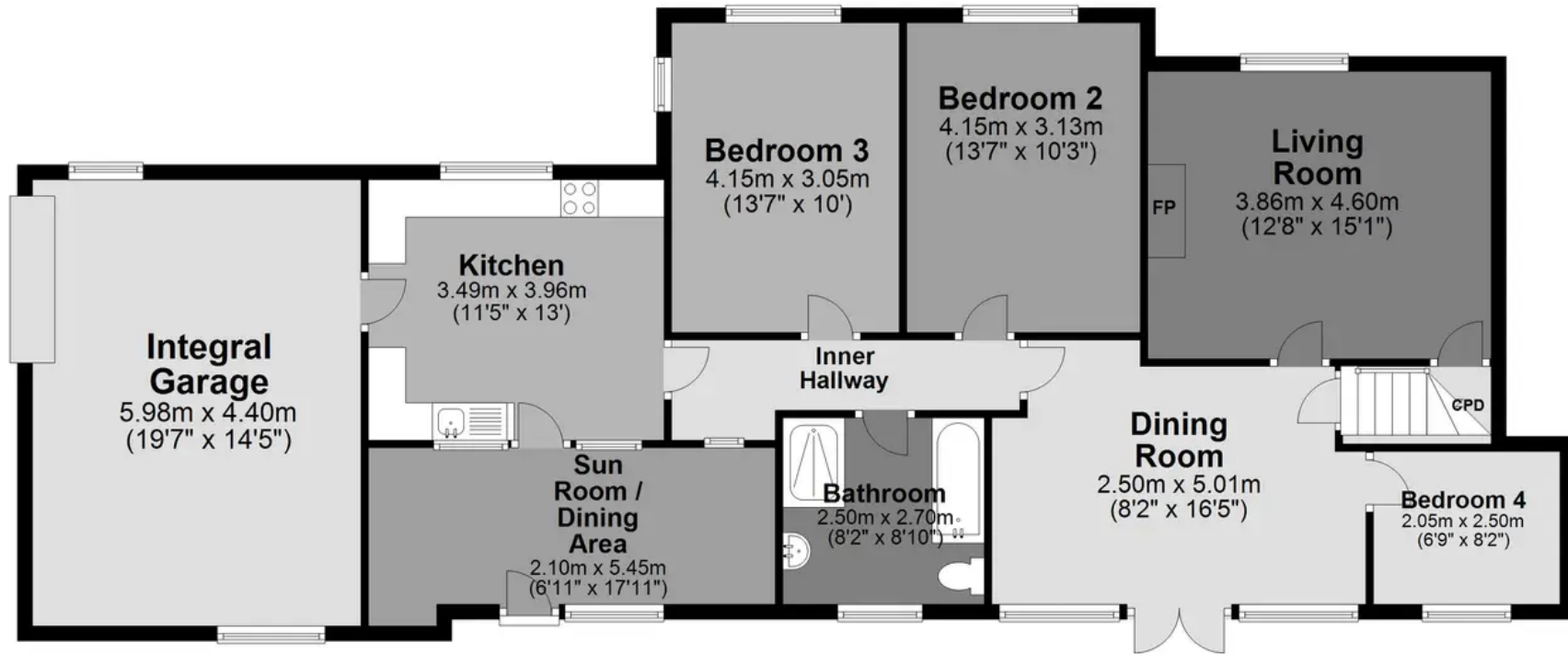
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### Ground Floor

Approx. 120.8 sq. metres (1300.6 sq. feet)



### First Floor

Approx. 22.2 sq. metres (238.8 sq. feet)



Total area: approx. 143.0 sq. metres (1539.4 sq. feet)

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# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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