



West of 

# Amity House

Kennford

Offers in excess of £450,000

# Amity House

Kennford O.I.E.O. £450,000

## MUST BE VIEWED TO APPRECIATE THIS WONDERFUL PROPERTY.

Deceptively spacious and highly individual five bedroom village home offering light and spacious accommodation, pretty inner courtyard garden and further generous sized garden, plus useful additional fifth bedroom/annexe. This wonderful property featuring; attractive living room, spacious dining room, cottage style kitchen/breakfast room and ground floor fourth bedroom/2nd reception room. On the first floor are three good sized bedrooms and large bathroom, plus stairs leading up from the kitchen/breakfast room to a further fifth bedroom/annexe with adjoining wash room/utility room. A real feature of the property is a wonderful inner courtyard garden area adjoining the kitchen area - perfect for outdoor dining and a further generous sized south/easterly facing rear garden. A viewing is highly recommended!

Beautiful village home | Four bedrooms | Attractive living room | Spacious dining room | Cottage style kitchen/breakfast room | Ground floor fifth bedroom/2<sup>nd</sup> reception room | Light and spacious bathroom | Useful fifth bedroom/annexe with adjoining wash room/utility room | Pretty inner courtyard | Large southerly facing rear garden

### PROPERTY DETAILS:

#### APPROACH

Composite front door to entrance hallway. Outside light.

#### ENTRANCE HALLWAY

Attractive entrance hallway with large open arch to the living room and matching archway alcove opposite. Quality solid oak flooring. Part covered ceiling. Stairs to first floor. Recess spotlights. Double doors to large storage/coat cupboard. Doors to dining room and ground floor bedroom.

#### LIVING ROOM

15' 9" x 11' 2" (4.8m x 3.4m) Light and spacious double aspect room with large Upvc double glazed sash style window to front aspect with deep sill and wooden shutters, and Upvc glass panel door to courtyard. Coved ceiling. Wall lighting. Radiator. Feature fireplace with ornate wooden mantle, slate tiled hearth and fitted wood burning stove. TV and telephone points. Two arched alcoves.

#### BEDROOM 4

12' 6" x 10' 7" (3.81m x 3.23m) (max) Spacious double bedroom with large Upvc double glazed sash style window to front aspect with deep sill and wooden shutters. Coved ceiling. Radiator. Wall lighting.

#### DINING ROOM

12' 5" x 11' 10" (3.78m x 3.61m) (max) Further spacious room with large Upvc double glazed sash style window to side aspect with outlook over the inner courtyard. Coved ceiling. Radiator. Matching quality solid oak flooring. Wall lighting. Door to deep airing cupboard complete with hot water tank and shelving. Further door to large understair storage cupboard. Two steps and archway leading to kitchen/breakfast room.



### KITCHEN/BREAKFAST ROOM

13' 8" x 12' 3" (4.17m x 3.73m) Attractive cottage style kitchen/breakfast room with three Upvc double glazed windows to rear aspect with outlook over the garden, and Upvc double glazed window and Upvc double glazed glass panel door to inner courtyard. Quarry tiled flooring. Bespoke fitted kitchen with range of base and drawer units in cream finish. Granite worktop with tiled surround and fitted butler style sink and carved drainer. Fitted Rangemaster Toledo electric cooker with five ring induction hob and large modern stainless steel cooker hood over. Space and plumbing for dishwasher. Space for freestanding fridge/freezer. Recess spotlights. Radiator. Door to understair cupboard housing Oil fired boiler. Door to stairs leading to bedroom 4.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from entrance hallway to spacious first floor landing. Wall lighting. Radiator. Hatch to loft space. Folding door to deep storage cupboard. Doors to bedrooms 1, 2 and 3, and bathroom.

#### BEDROOM 1

14' 10" x 9' 9" (4.52m x 2.97m) Lovely spacious master bedroom with large Upvc double glazed sash style window with deep sill and wooden shutters to front aspect with outlook over the fields opposite. Coved ceiling. Radiator.

#### BEDROOM 2

11' 5" x 9' 9" (3.48m x 2.97m) Further spacious double bedroom with large Upvc double glazed sash style window with deep sill and wooden shutters to front aspect with outlook over the fields opposite. Coved ceiling. Radiator.

#### BEDROOM 3

10' 3" x 6' 5" (3.12m x 1.96m) Further spacious bedroom with Upvc double glazed window with deep sill and wooden shutters to rear aspect with outlook over the inner courtyard. Radiator.

#### BATHROOM

15' 3" x 11' 2" (4.65m x 3.4m) Attractive and spacious bathroom with two Upvc double glazed arched windows to rear aspect and further Upvc double glazed window to side aspect with outlook over the inner courtyard. Modern white suite comprising; low level w.c. set in vanity unit with drawers, hand wash basin set in vanity unit with cupboard and drawers under. large double ended roll-top bath set on clawed feet with antique style mixer tap and shower head attachment. Glass door to tiled shower enclosure with electric shower over. Radiator. Part tiled walls. Extractor fan. Wall lighting. Chrome ladder style radiator. Attractive wood panelled ceiling.

#### BEDROOM 5

11' 7" x 9' 9" (3.53m x 2.97m) (max with some height restriction) Stairs from kitchen/breakfast room lead up to this attractive double aspect bedroom with Upvc double glazed windows to front and rear with outlook over the gardens. Velux ceiling window. Radiator. Door to wash room/utility room.

#### WASH ROOM/UTILITY ROOM

9' 8" x 6' 3" (2.95m x 1.91m) (max with some height restriction) Velux ceiling window. White low level w.c. and pedestal hand wash basin. Fitted worktop with space and plumbing under for washing machine and dryer. Chrome ladder style radiator. Exposed timber.

### OUTSIDE

#### FRONT

Attractive cottage style front garden enclosed by low wall and ornate railings, with gate leading into a gravelled pathway and edged with flower borders. Gate to side leads through to a covered passageway to the inner courtyard.

#### INNER COURTYARD

Lovely inner paved courtyard with pathway leading to the rear garden. Ornate iron staircase leading up to window of bedroom 5.

#### REAR GARDEN

A real feature of the property is this lovely generous sized rear garden fully enclosed by a mixture of stone and brick walls, with lawned areas edged with paved pathways and raised borders. The garden enjoys a good deal of sunshine with a south/easterly aspect.

#### AGENTS NOTES:

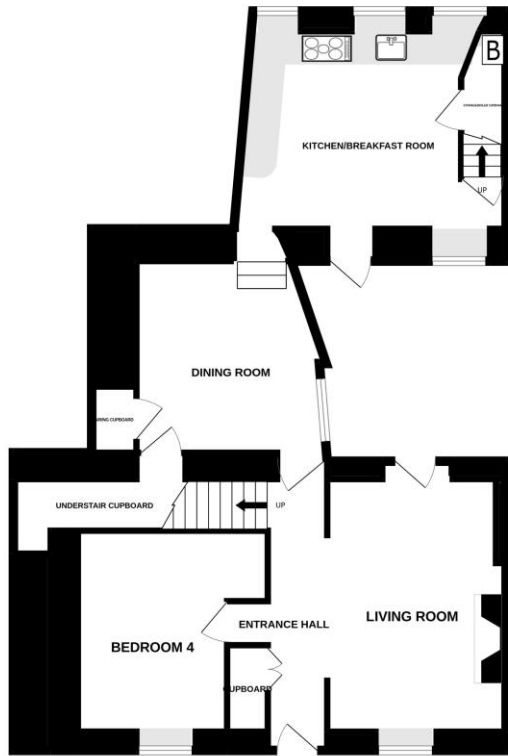
The property is Freehold.

Council Tax Band: C – Teignbridge District Council



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	48
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
www.epc4u.com		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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