East Barn
Kerswell Farm Barns, Kentisbeare, EX15 2EJ
Broadhembury and Kentisbeare 2 miles Cullompton (M5) 4.5 miles

• Final phase of exclusive development
• Beautiful rural views
• Excellent transport links
• Private sunny plot
• Large car barn and store
• Uffculme School catchment
• East Barn - 3 Bedrooms (1 en suite)
• Separate utility

Offers in excess of £400,000

AGENTS NOTE
The photography in this brochure depicts another similar project by the same developers as Kerswell Farm Barns. These photographs are to illustrate the quality, style and craftsmanship that you may expect of the finished developments.

INTRODUCTION
With the final phase of this exclusive development due to be finished this summer, these unique quality homes have been created from a traditional farmstead. The construction has made the most of the traditional appeal, enhanced with modern and imaginatively designed finishes creating an inspiring living environment with beautiful views.

The barns offer a glorious rural lifestyle with modern conveniences, combined with great access to transport links and renowned local schools.

TRANSPORT LINKS AND FACILITIES
Set amidst beautiful undulating countryside synonymous with this rural area of East Devon and only minutes from the M5 and A30 and mainline rail stations at Feniton and Tiverton Parkway as well as the Exeter International Airport a short drive away. Kerswell is a wonderful situation for both country lover and rural commuter alike.
Located between the popular villages of Broadhembury and Kentisbeare, both offer a church, primary school, public house, post office and stores. There is a strong sense of community in each village with various events and clubs for all ages.

SCHOOLS
These properties are a short drive from Kentisbeare and Broadhembury primary schools and sits within the highly acclaimed Uffculme school catchment. Blundells in Tiverton and other private schools at Wellington, Taunton and Exeter are an easy drive away.

DEVELOPMENT IDEALS
The local developers are an established team specialising in the sympathetic refurbishment and conversion of historic and character buildings into contemporary yet comfortable homes throughout East Devon. Built to compliment the heritage of the existing and surrounding buildings Kerswell Farm Barns are constructed by local craftsmen, incorporating carefully sourced natural materials delightfully blended with the best of contemporary design to create a luxurious and aspirational living environment.

EAST BARN (UNIT 3)
This semi-detached three bedroom barn conversion has an open plan dual aspect living room and separate utility room and WC. The bedrooms are on the first floor with a family bathroom and an en suite for the master bedroom.

OUTSIDE SPACE
The three properties each have a sunny plot with lawns and paved terraces overlooking the glorious open countryside. They will have their own private parking areas.

A sweeping drive takes you into the communal courtyard, with each of these barns having a bay of the large car barn providing a generous covered space for the car as well as a loft area.

RESERVATIONS
A non-refundable fee will be taken to reserve a barn, plus 50% of the cost of any options chosen prior to exchange of contracts.

SERVICES
Oil-fired central heating, under floor downstairs. Mains water, drainage and electric. Fibre broadband. Estimated SAP Band C
These particulars are a guide only and should not be relied upon for any purpose.

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