

JACKSON-STOPS

HAYDON

KENN, NEAR EXETER, DEVON

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An idyllically situated Listed house of considerable character and charm, with delightful gardens and woodland of about 2.2 acres. Set in a beautifully peaceful Devon valley, yet within very easy reach of Exeter.



DISTANCES (approximate)

EXETER 8 MILES

NEWTON ABBOT 12 MILES

SUMMARY

Ground floor

- Entrance hall • Sitting room • Drawing room
- Dining room • Study • Kitchen • Utility room
- Conservatory • Bedroom • One bathroom
- One shower Room

First floor

- Three bedrooms • One Bathroom

Gardens and Grounds

- Courtyard Garden • Quadruple Garage
- Heated Swimming Pool • Gardens and Orchard
- Woodland with Stream • About 2.2 acres
- Further land available by separate negotiation



LOCATION

Haydon is set in a pretty, quiet valley between the villages of Kenn and Kenton, to the south of Exeter and east of the Powderham Estate and River Exe Estuary. In Kenn is an historic church and the popular Ley Arms pub and restaurant, whilst in the adjoining village of Kennford is a primary school and village store/ post office. Within very easy reach is the university and cathedral city of Exeter with its many shopping, cultural, dining and sporting facilities as well as state and private secondary schools, including Exeter School and The Maynard. Nearby is the beautiful Haldon Hills Forest providing many miles of walks and cycling and riding trails. On Haldon Hill is Exeter Racecourse and Teignmouth Golf Club is nearby. Beyond the Haldon Hills is the boundary of Dartmoor National Park, renowned for its spectacular scenery. To the south is the beautiful South Devon coast, with its beaches and estuaries, providing many opportunities for sailing and other water sports.

COMMUNICATIONS

There is quick access onto the A38 beyond Kenn, connecting to the M5 motorway, the A380 to Torbay, or leading west to Plymouth, from where there are ferries to France and Spain. In Exeter there are mainline rail connections to London and an airport. There is also a railway station in Newton Abbot with connections to Exeter and Plymouth.

THE PROPERTY

Haydon occupies a most idyllic setting, in a pretty, quiet and unspoiled typical Devon valley. Approached via a small country lane just over a mile from the village, the original thatched cottage has been substantially enlarged by the conversion of its adjoining outbuildings and now forms a C shape enclosing a pretty garden courtyard. The house is Listed, Grade II, and is stated as being probably mid-17th century. The entrance driveway leads to a wide parking and turning area beside the house and the front door from here opens to the full height entrance hall with exposed roof timbers. Doors from here lead to the study and into the sitting room, which is a lovely light, full height room with picture windows and sliding doors to the courtyard garden.

There is exposed oak boarded flooring and roof timbers, a door into the conservatory and a wide opening to the Neptune kitchen which has limestone flagged floor, range of fitted oak cupboards with quartz worktops and incorporating deep sink, double larder cupboard, double dishwasher, fridge and 3 oven electric Aga with a gas and electric module. Off the kitchen is the utility room with plumbing for washing machine and a door to a shower room with easy access from the swimming pool. Another door from the kitchen leads to the open plan dining room/drawing room with exposed oak boarded floors and ceiling timbers and sitting area with fireplace with decorative stone surround and mantel and woodburner. Doors open to the courtyard and gardens, and the stairs rise to the landing with doors to three bedrooms, two having a range of cupboards/wardrobes and another a lovely view down the valley and also the family bathroom.







On the other side of the parking and turning area is the large stone quadruple garage building providing garaging, workshop, storage, outside WC and with water, power and lighting.

To the rear of the house steps lead up to the enclosed heated swimming pool with paved surrounds and heated by air source heat pump.

Encompassed within the C shape of the house is the delightful, partly paved and sheltered courtyard garden, providing lovely outside sitting and dining areas. Beyond are lawned gardens fringed by ornamental trees and shrubs, at the end of which is a thatched summerhouse.

Along the back of the house is a bank providing a lovely wooded area sloping down to the stream and a path affording a peaceful woodland walk. Behind the house is a sloping orchard area with apple, pear and fig trees.

Further land which is accessed via a gate from the garden is available by separate negotiation. This pasture paddock is bordered and partly bisected by the stream and also providing some lovely wetland wildlife areas.

PROPERTY INFORMATION

Services:
Mains water and electricity. Oil fired heating. Private drainage. Air source heat pump for swimming pool.

Council Tax Band: **G.**

EPC Rating: F.

Local Authority:
Teignbridge District Council, Forde House, Brunel Road, Newton Abbot TQ12 4XX. Tel. 01626 361101.

Contents, Fixtures and Fittings:
Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc. are specifically excluded but may be available by separate negotiation.

Viewing:
Only by appointment through the Agents, Jackson-Stops Exeter office: 01392 214222.

DIRECTIONS (POSTCODE: EX6 7XG)

From Exeter follow the A38 and before the A380 junction, turn off signed to Kennford and Kenn. Bear around to the right towards Kenn and then turn left signed to Kenn. Proceed 0.5 miles to the village and, at the grass triangular traffic island, turn right signed to Haydon. Continue for 1 mile and then turn left signed Haydon. Continue down here for 0.3 miles and the entrance gate is on the right.











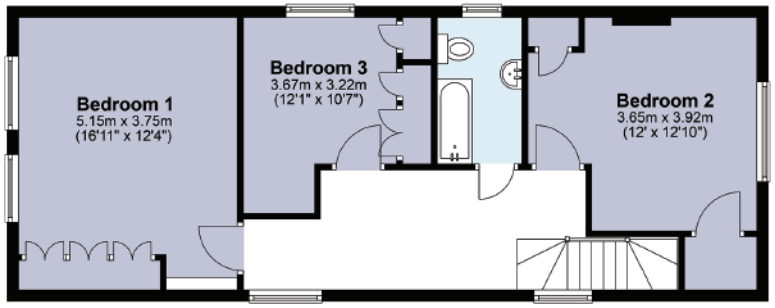


HAYDON, KENN, NEAR EXETER, DEVON EX6 7XG

Total area: approx. 213.2 sq. metres (2295.2 sq. feet)



Ground Floor

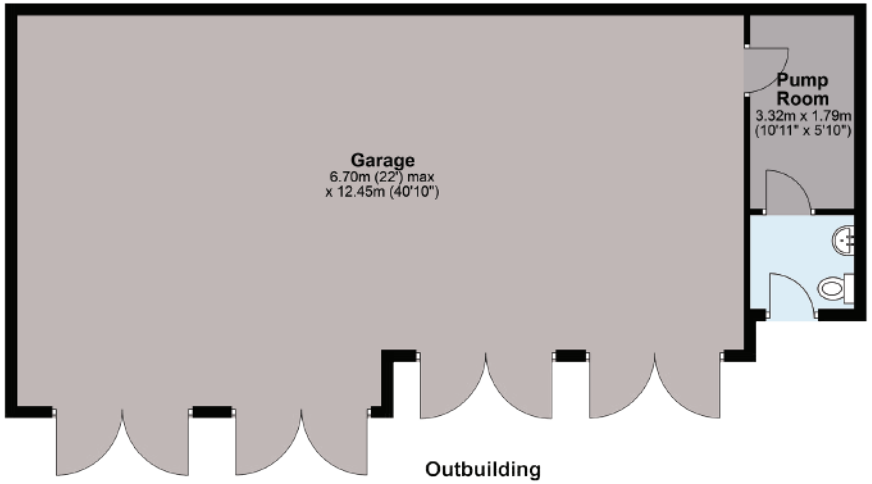


First Floor



NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.

Total area: approx. 87.0 sq. metres (935.9 sq. feet)



Outbuilding

Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



EXETER
01392 214222
exeter@jackson-stops.co.uk
jackson-stops.co.uk

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