

Byre House, Wressing Fields

KENTISBEARE

Wilkinson Grant & Co

Byre House

Wressing Fields

KENTISBEARE

This exceptional DETACHED FAMILY HOME offers an unrivalled lifestyle in a SERENE COUNTRYSIDE SETTING. An IMPRESSIVE 44ft open-plan living space, BIFOLD DOORS and LARGE SOUTH FACING GARDEN.



- 1875 sqft
- 4 Bedrooms
- South Facing Garden
- 3 Bathrooms
- Idyllic Village Location
- Driveway & Double Garage











THE PROPERTY

Step into Byre House, an exceptional four-bedroom detached family residence. Newly built and finished to exacting standards, this home is the epitome of modern luxury. Perfectly positioned within a select, small development, Byre House enjoys an idyllic setting with sweeping views across open countryside and lush paddock land.

The property offers a seamless blend of contemporary design and timeless elegance. The heart of the home is the substantial 44ft open-plan kitchen, living, and dining room, designed as the ultimate social and family hub. Three sets of bi-folding doors create a light and welcoming space while seamlessly blending with the expansive south-facing garden. The top of the range kitchen is bespoke and striking, featuring dual tone cabinetry and beautifully complimentary, grey quartz worksurfaces with a bronze vein. A dream for any budding baker or cook, it boasts a double oven, integrated microwave, and an abundance of intelligently designed storage, all centered around a generous central peninsula.

Completing the ground floor is a highly versatile dedicated home office or snug room, a practical utility room, and a well-appointed cloakroom. Ascending to the first floor, you will find four double bedrooms, two of which benefit from their own spa-inspired en-suite shower rooms finished with contemporary fittings and extensive tiling.

Externally, Byre House benefits from a double garage with an electric up-and-over door and a large private driveway complete with an EV charging point. Furthermore, the residence incorporates crucial modern efficiencies, including solar panels and an air source heat pump, ensuring a highly energy-efficient and sustainable lifestyle.













THE LOCAL AREA

Kentisbeare is a small village located in Devon, England. Situated within the district of Mid Devon, it is characterised by its rural charm and historical significance. The village features traditional Devon architecture, including historic churches and cottages, and is surrounded by lush countryside ideal for farming and outdoor activities.

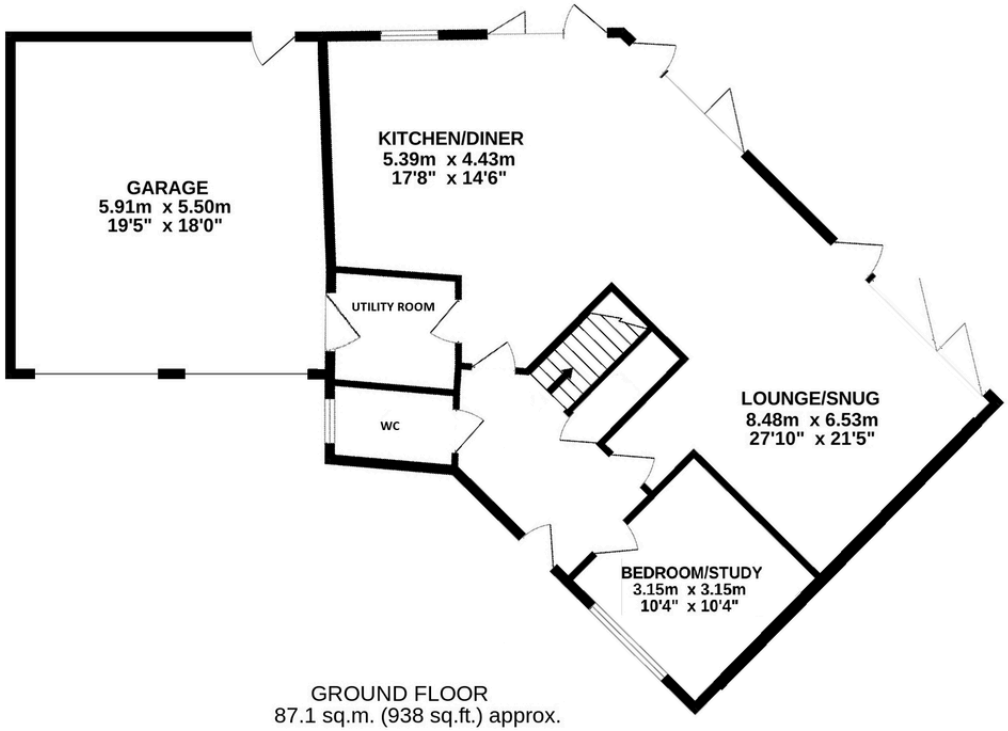
Kentisbeare has a close-knit community with local amenities such as a pub, a church, and a village hall, serving as focal points for social gatherings. Its peaceful setting and scenic landscapes make it a quintessential example of rural Devon life, attracting visitors and residents seeking a tranquil countryside environment.

WG

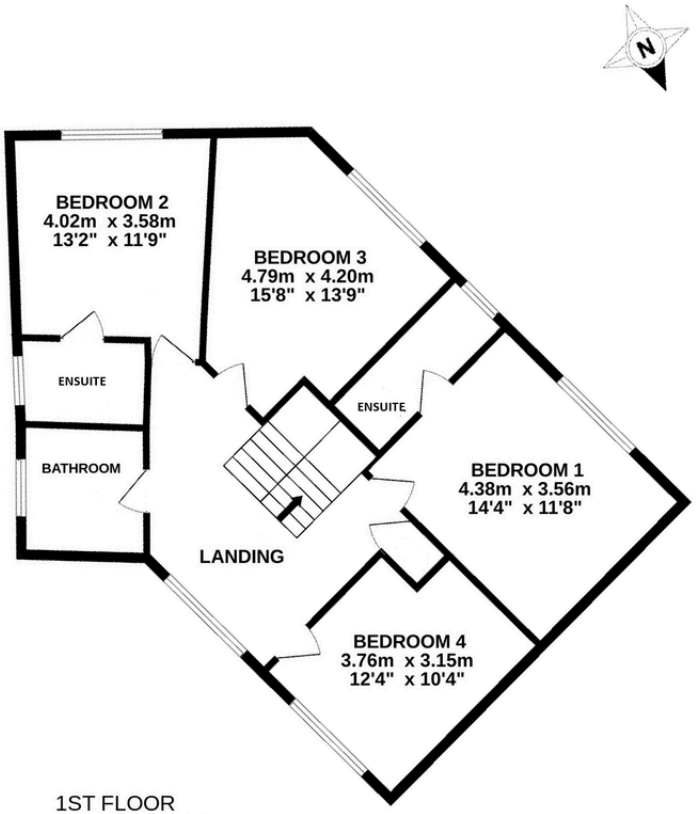
FLOORPLAN

Approximate Area: 174.2 sq.m / 1875 sq.ft
Garage: 32.5 sq.m / 350 sq.ft
Total: 206.7 sq.m / 2225 sq.ft

This plan is for identification only - Not to scale



GROUND FLOOR
87.1 sq.m. (938 sq.ft.) approx.



1ST FLOOR
87.1 sq.m. (938 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purpose only. Made with Metropix © 2024
Important: These particulars hve been prepared as a general guide only and should be used as such. Wilkinson Grant & Co do not take responsibility for any items ordered, bought or otherwise based on the above measurements.

Please Note: some images in this brochure maybe location shots or digitally staged
Disclaimer: Version 002

SERVICES, UTILITIES & PROPERTY INFORMATION

Byre House, Wressing Fields

EX15 2AR

VIDEO TOUR AVAILABLE

Speak to the Agent or Book a Viewing

DIRECTIONS:

From Exeter, head towards Broadclyst. Stay on the B3181 until you pass The Merry Harriers pub on your right. Shortly after the pub, there is a right hand turning towards Westcott. Follow this road baring left and continuing towards Mutterton and then Aller. At the 2nd crossroads turn left onto the A373 and first right onto Dead Lane, continue on this road passing over a ford, after 1.1miles the development can be found on your left hand side.

Postcode for Sat Nav: EX15 2AR

What3Words: ///normal.shallower.coping

Heating Supplied via Air Source Heat Pump.

Sewage treatment plant

Electrics is Mains supplied. PV Solar Panels will subsidise the cost of the electricity.

Broadband not currently in contract. Starlink Kit will be provided by the developer.

Bore Hole Water Supply

Several Mobile Networks currently show as available (02, 3, Vodafone, EE) Landline not currently in contract.

ENERGY PERFORMANCE CERTIFICATE:

TBC

AGENTS NOTE:

The vendor has advised the following: Mains Electriciy serving the Air Source Heat Pump. Bore Hole water supply. PV Solar Panels will subsidise the cost of the electricity. Private sewerage treatment plant for the exclusive use of Wressing Fields development is located within the boundaries of the development. The driveway into the development will remain private and the maintenance costs of this will be shared between the 5 homeowners as part of the management company. The telephone landline is not currently in contract. Broadband is also not currently in contract but a Starlink set up will be provided. Several mobile networks are showing as available.

Please note, some of these images have been digitally staged and should be used as indicitave only.

Freehold

Council Tax TBC

Detached

Conservation Area N/A





01392 455926

WILKINSONGRANT.CO.UK

NEWHOMES@WILKINSONGRANT.CO.UK

THE OLD LIBRARY, 1 CASTLE STREET, EXETER EX4 3PT

Wilkinson Grant & Co

The South West's Property Agents & Acquisition Specialists

TOPSHAM | EXETER | LONDON