

KERSWELL BARTON

BROADCLYST

Wilkinson Grant & Co

KERSWELL BARTON

Blending rustic charm and modern comfort

Nestled in a tranquil setting boasting views of the stunning Devon countryside, Kerswell Barton is the perfect blend of rustic charm and modern convenience. The high-quality finish is evident throughout each home, with each offering a unique fusion of contemporary living and traditional, character features.









SOMETHING SPECIAL

Kerswell Barton is the perfect blend of rustic charm and modern convenience.

INTRODUCTION

Peacefully positioned and full of character, Kerswell Barton is an exclusive collection of just thirteen beautifully converted barns on the edge of Exeter. Surrounded by stunning countryside views and ideally located near the popular village of Broadclyst, this unique development offers distinctive homes with modern finishes.

Dating back to 1875, Kerswell Barton, Broadclyst is a fine example of a Victorian Model Farm and one of the largest still in existence in Devon. Kerswell Barton functioned as a working farm for livestock and produce until 2010 when it was sold to the current owners.

DEVELOPMENT SPECIFICATION

- Converted barns
- Red sandstone exterior
- Howdens kitchens
- Quartz worksurfaces
- Bosch and Neff integrated appliances
- Air source heat pump
- Luxury vinyl tile flooring
- High ceilings
- Solid oak doors
- ICW 10 year warranty

Bellworthy House

4 bedroom converted farmhouse with 3 reception rooms and private garden.

Approximate Area: 2281 sq.ft / 211.9 sq.m

This plan is for identification only - Not to scale



2281 sqft

Private Garden

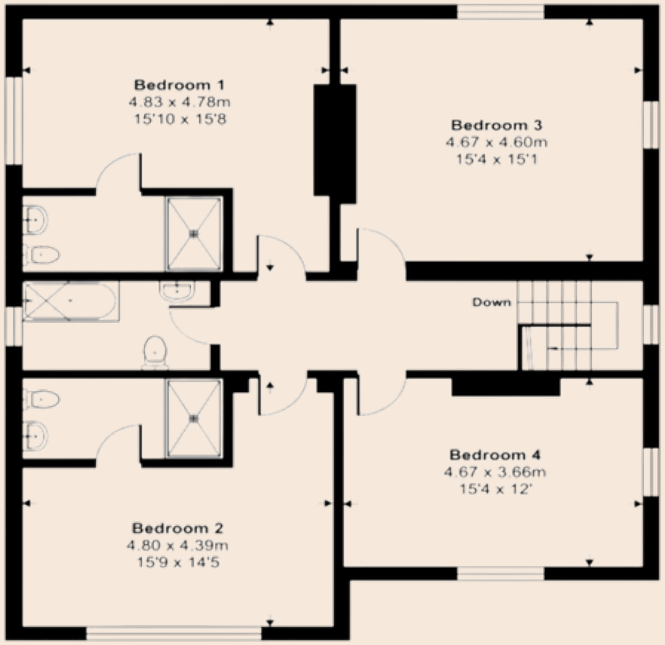
4 Bedrooms

3 Bathrooms

Driveway Parking



GROUND FLOOR



FIRST FLOOR

Bellworthy House is an impressively spacious converted farmhouse with three reception rooms, four double bedrooms and two en suites with large garden and ample parking, surrounded by stunning farmland.

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Nestled in a surprisingly peaceful location, Bellworthy House is a superbly converted farmhouse offers four double bedrooms, perfect for a growing family.

The high-quality finish is evident throughout, with three reception rooms providing ample space for entertaining or relaxation. Situated on a generous plot, this charming property boasts a traditional layout with separate living room, dining room a an additional space to use as a home office or play room. A useful utility area with WC can be found off the welcoming hallway. Bellworthy House is flooded with natural light with near 360 degree views of rolling countryside, creating a warm and inviting atmosphere.

The sleek kitchen/ breakfast room features high-end NEFF and BOSCH appliances and stylish Quartz countertops, ideal for culinary enthusiasts.

Upstairs 4 double bedrooms, two with luxury en suite shower rooms with stylish tiling and rainfall show heads.

Outside, a driveway with ample parking provides convenience for multiple vehicles. With picturesque surroundings and a convenient location, this property offers the perfect blend of rural tranquillity and modern living.

Approximate Area: 1027 sq.ft / 95.4 sq.m

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Martinfield House

2 double bedroom semi-detached barn conversion with allocated parking.



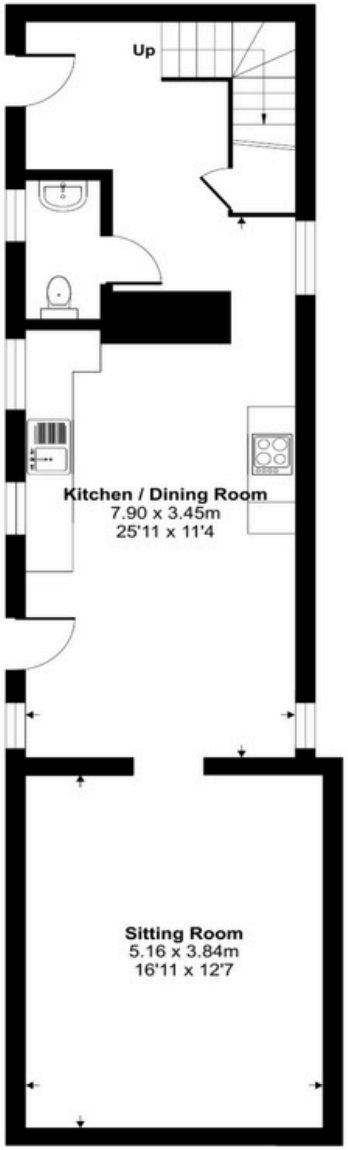
1027 sqft

Private Garden

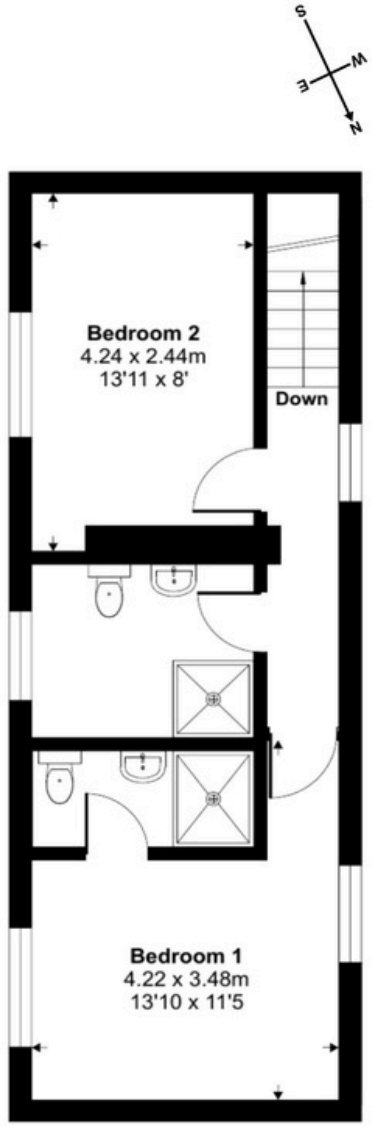
2 Bedrooms

2 Bathrooms

Allocated Parking



GROUND FLOOR



FIRST FLOOR

Martinfield House is a charming semi-detached barn conversion with allocated parking. This two double bedroom property offers a blend of character and modern living with a stylish, fully fitted kitchen and rustic oak garden room.

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Stunning barn conversion with modern features and characterful charm located in a picturesque village setting. This semi-detached house offers a unique blend of contemporary living and traditional design.

The property boasts a spacious open-plan living area with exposed beams, perfect for relaxing or entertaining guests. The kitchen is sleek and stylish, fitted with high-end appliances and ample storage space.

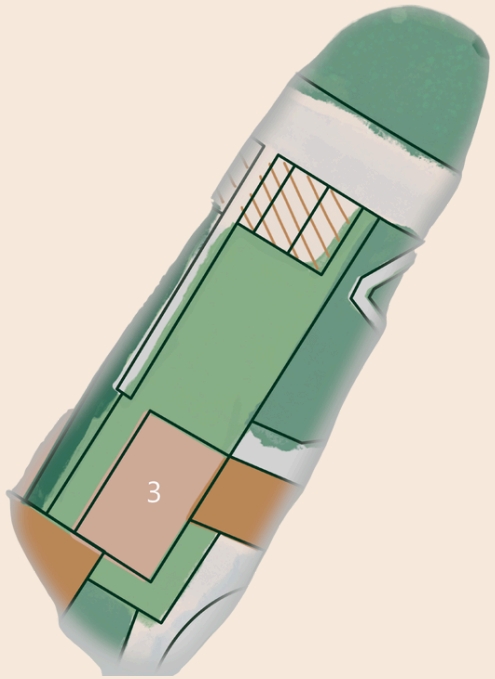
Upstairs, there are two well-appointed bedrooms, one benefitting from an en suite, and both boasting built-in wardrobes and large windows that flood the rooms with natural light.

The property also benefits from a private driveway and allocated parking, making it convenient for residents and visitors alike.

With its peaceful surroundings and easy access to local amenities, this property is ideal for those seeking a comfortable and charming home in a desirable location.

Winsborough House

3 bedroom terraced house with allocated parking and access to shared courtyard



1228 sqft

Private Garden

3 Bedrooms

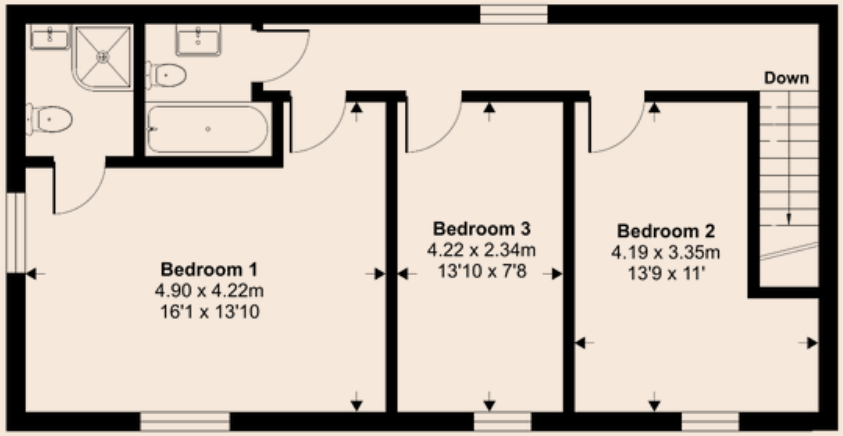
2 Bathrooms

Allocated Parking

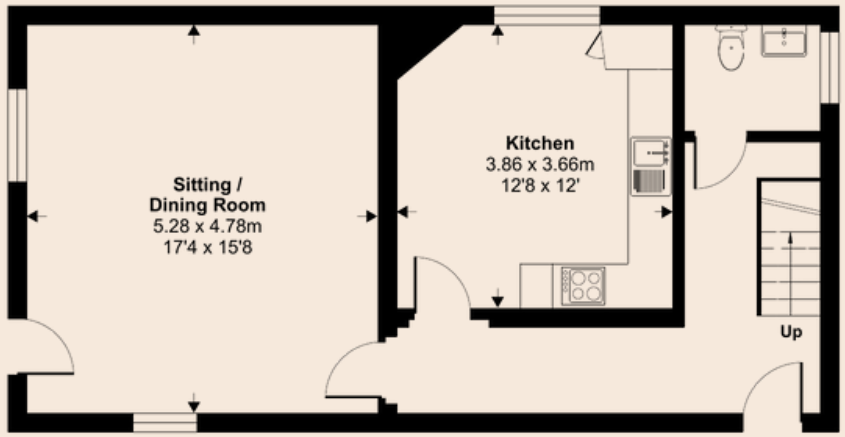
Winsborough House is an attractive and unique barn conversion with allocated parking. This three bedroom home blends rustic charm with modern features, including a farmhouse-style kitchen.

Approximate Area: 1228 sq.ft / 114 sq.m

This plan is for identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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Welcome to Winsborough House, a beautifully converted three-bedroom barn set in a picturesque rural landscape.

Winsborough House offers the perfect blend of traditional charm and contemporary comfort. Original features such as exposed beams, wooden floors, and soaring ceilings highlight the character and heritage of the home.

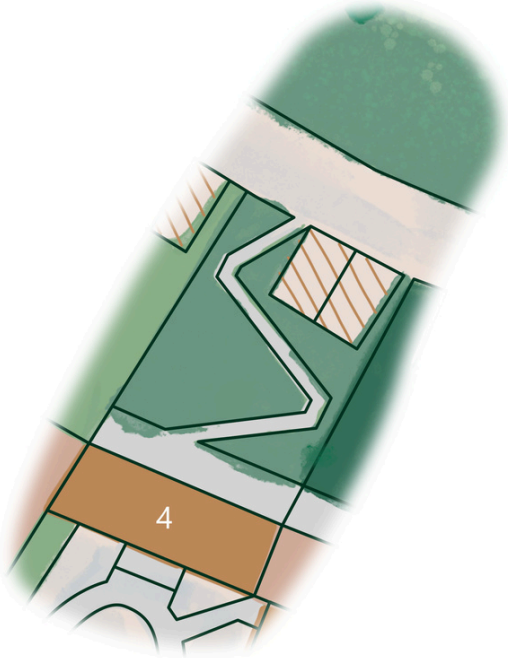
The spacious living-dining room is ideal for both relaxing and entertaining, with lovely views across a shared courtyard. The kitchen-breakfast room captures the essence of farmhouse style with a modern edge, featuring premium NEFF and BOSCH appliances for effortless living.

The property includes three generously sized bedrooms, each bathed in natural light. The master suite benefits from a private en-suite shower room, while the second and third bedrooms are served by a stylish family bathroom.

Winsborough House also benefits from allocated parking and access to a charming shared courtyard—perfect for enjoying peaceful rural surroundings and scenic views.

Fursdon Barn

3 bedroom, 3 ensuite terraced house with allocated parking and private garden



1703 sqft

Private Front Garden

3 Bedrooms

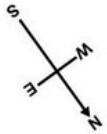
3 Bathrooms

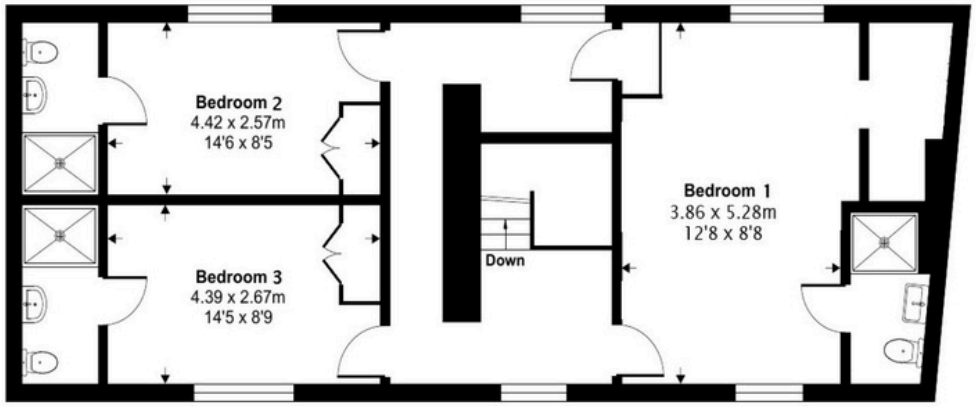
Two Parking Spaces

Fursdon Barn is a stunning three bedroom barn conversion with generous garden and parking, complete with 22ft sitting room and views over the communal courtyard.

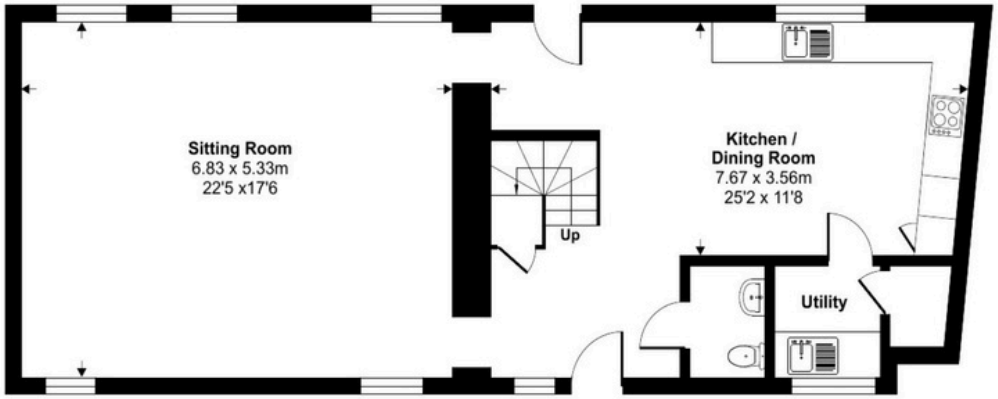
Approximate Area: 1703 sq.ft / 158.2 sq.m

This plan is for identification only - Not to scale





FIRST FLOOR



GROUND FLOOR

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Fursdon Barn offers the perfect balance of contemporary living and countryside character, set within a beautifully landscaped development of just 13 individually designed barn conversions.

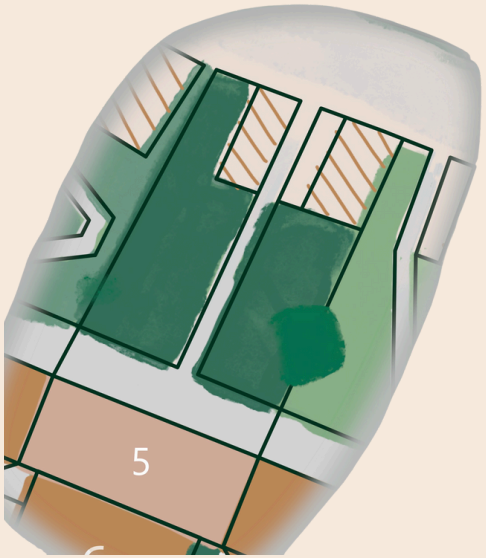
Inside, the ground floor welcomes you with an impressive open-plan entrance hall and central staircase. To the left, a spacious living room with high ceilings and original features provides a bright and inviting space for family life. To the right, you'll find a fully equipped, farmhouse style kitchen with a generous dining area ideal for entertaining, alongside a practical utility room and WC.

Upstairs, the left wing offers two, well-proportioned double bedrooms each boasting their own en suite shower room and fitted wardrobes. The right wing offers a spacious principal suite with walk in wardrobe and ensuite as well as stunning countryside views both front and back.

Outside, the property enjoys a charming garden to the front and access to the communal gardens from the rear. Each beautiful barn includes designated, allocated parking for at least two vehicles.

Dinslow Barn

3 bedroom terraced house with allocated parking and private garden



1330 sqft

Private Garden

3 Bedrooms

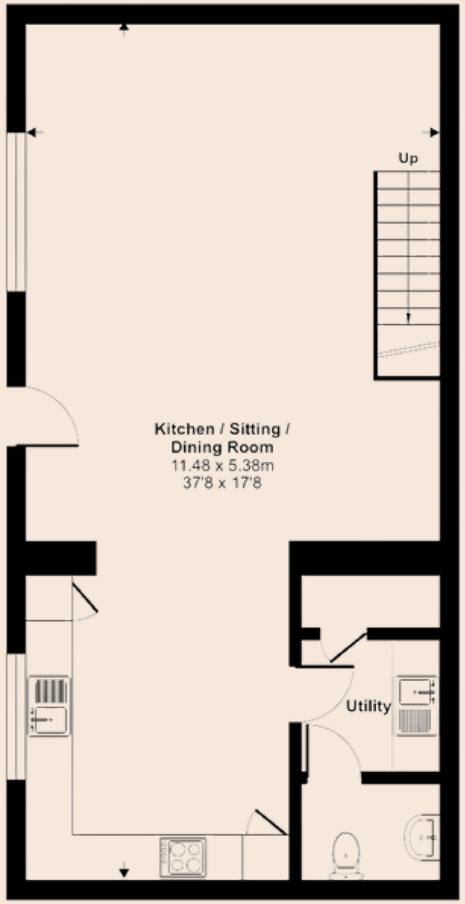
3 Bathrooms

Allocated Parking

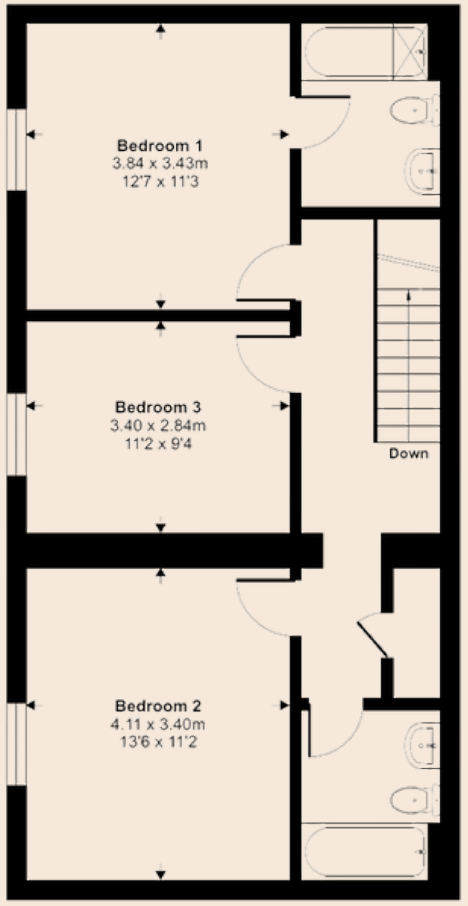
Dinslow Barn is a charming three double bedroom barn conversion with 37ft kitchen, dining, living room with feature archway and part vaulted ceilings. Pretty, open outlook and countryside setting, yet seamlessly connected to the city.

Approximate Area: 1330 sq.ft / 123.5 sq.m

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GROUND FLOOR



FIRST FLOOR

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Welcome to Dinslow Barn, a charming terraced barn conversion set within the sought-after village of Broadclyst. This delightful home offers a perfect blend of character and modern living, ideal for families or those seeking a peaceful retreat.

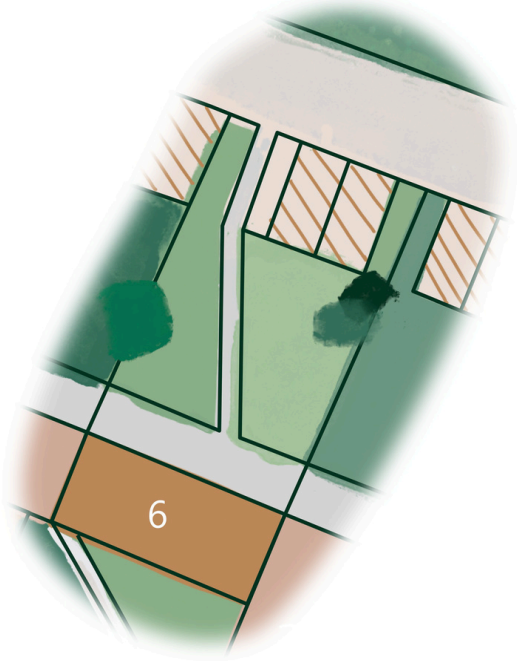
The spacious ground floor is a standout feature, boasting an impressive 37ft open-plan kitchen/dining/sitting room—perfect for both everyday living and entertaining. This versatile space is complemented by a separate utility room and a stylish, contemporary kitchen, making it as practical as it is welcoming.

Upstairs, the property offers three generously sized bedrooms. The principal bedroom benefits from its own modern ensuite, providing added comfort and privacy, while the remaining bedrooms are ideal for family, guests, or home working.

Outside, you'll find a generous front garden and allocated parking, offering both outdoor space and everyday convenience. Dinslow Barn is located within a surprisingly peaceful development of just 13 homes, creating a tranquil and friendly community feel while being well-connected to local amenities.

Ivy Barn

3 bedroom terraced house with allocated parking and private garden



1386 sqft

Private Front Garden

3 Bedrooms

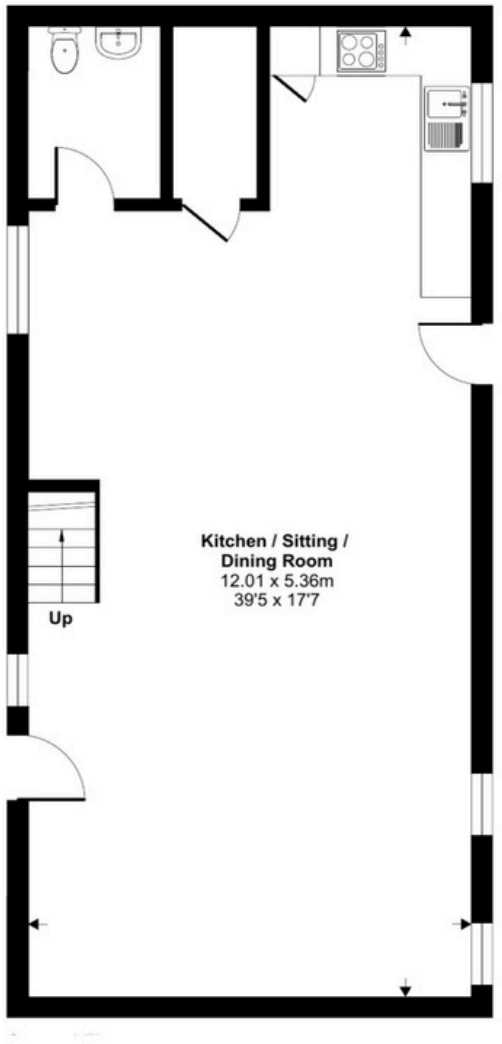
2 Bathrooms

Two Parking Spaces

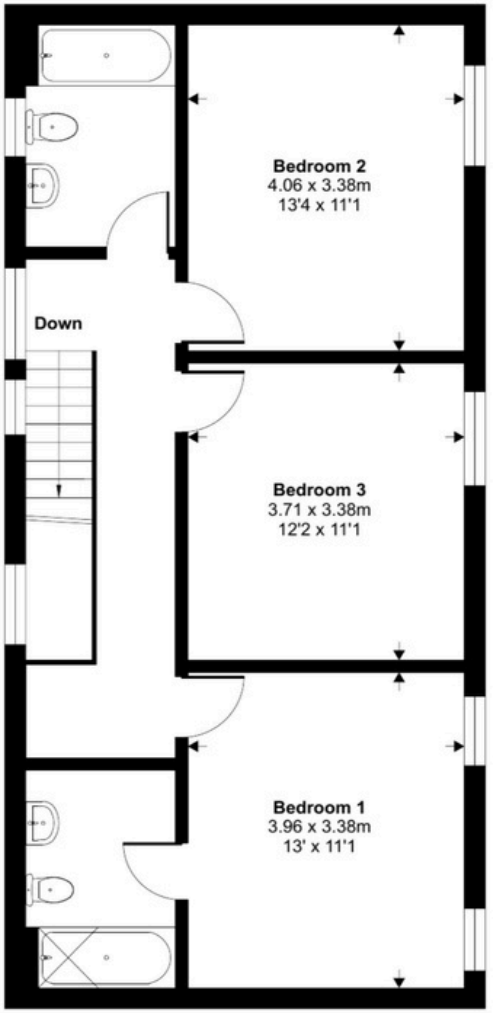
Ivy Barn is a stunning three double bedroom barn conversion with character features and modern conveniences. Complete with allocated parking and air source heating.

Approximate Area: 1386 sq.ft / 128.7 sq.m

This plan is for identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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Situated in a sought-after location, Ivy Barn is the epitome of modern living infused with rural charm. With its striking original stone exterior and soaring high ceilings, this stunning three double-bedroom home effortlessly combines character features with contemporary style.

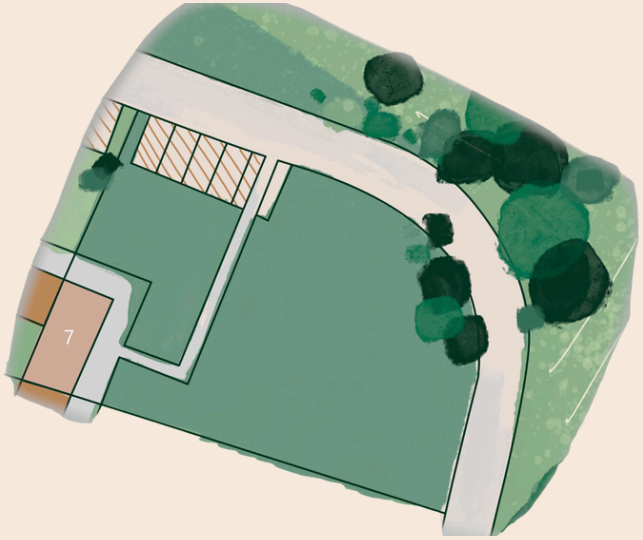
At the heart of the home is an impressive 39ft open-plan kitchen, dining, and living area — perfect for both entertaining and everyday family life. The newly fitted kitchen showcases modern appliances, elegant shaker-style cabinetry, and thoughtful design throughout.

Three generously sized bedrooms, including one with a luxurious en suite, provide flexible accommodation ideal for a growing family, guests, or a dedicated home office.

Further benefits include a private front garden, allocated parking, and a beautiful countryside outlook, enhancing the sense of space and tranquillity.

Witdown Barn

3 bedroom terraced house with allocated parking and private garden of approx. 0.25 acres



1236 sqft

1/4 Acre Garden

3 Bedrooms

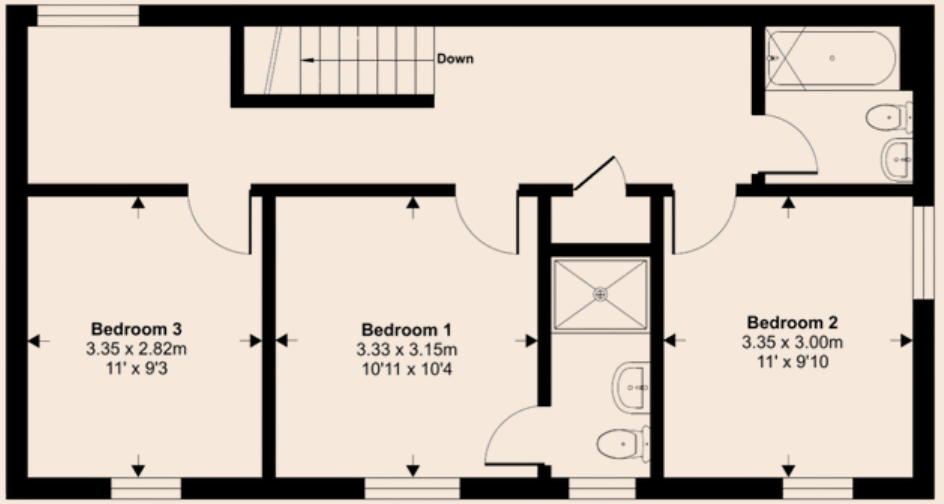
3 Bathrooms

Allocated Parking

Witdown Barn is a delightful, newly converted barn in a generous, quarter acre plot with rolling countryside views.Fantastic open plan kitchen, living, dining room with separate utility room.

Approximate Area: 1236 sq.ft / 114.8 sq.m

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FIRST FLOOR



GROUND FLOOR

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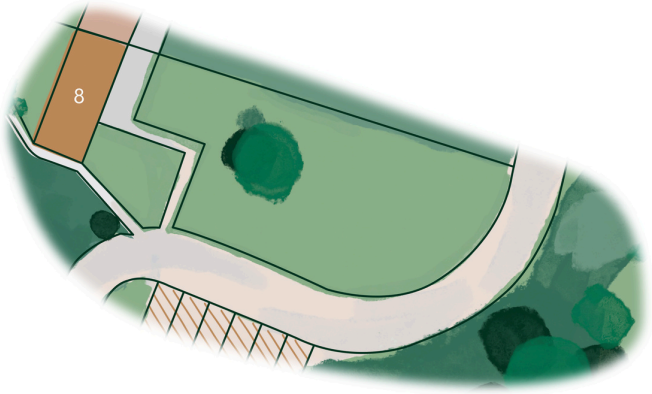
A hidden gem, Witdown Barn is a stunning three double-bedroom barn conversion set within an exclusive development of just 13 homes. This beautiful property effortlessly combines traditional charm with modern comforts, creating a home that is both practical and full of character.

Inside, the accommodation is thoughtfully designed, offering three generously sized bedrooms—perfect for families, guests, or a home office setup. The heart of the home is the impressive 28-foot open-plan kitchen, dining, and living space, bathed in natural light and ideal for both everyday living and entertaining.

Outside, the property boasts a substantial private garden of approximately a quarter of an acre, providing a peaceful haven surrounded by existing arable land on all sides. It's a rare opportunity to enjoy countryside tranquillity with plenty of space to relax, play, or even grow your own.

Pounsford Barn

2 bedroom semi-detached bungalow with allocated parking and private garden



803 sqft

Private Front Garden

2 Bedrooms

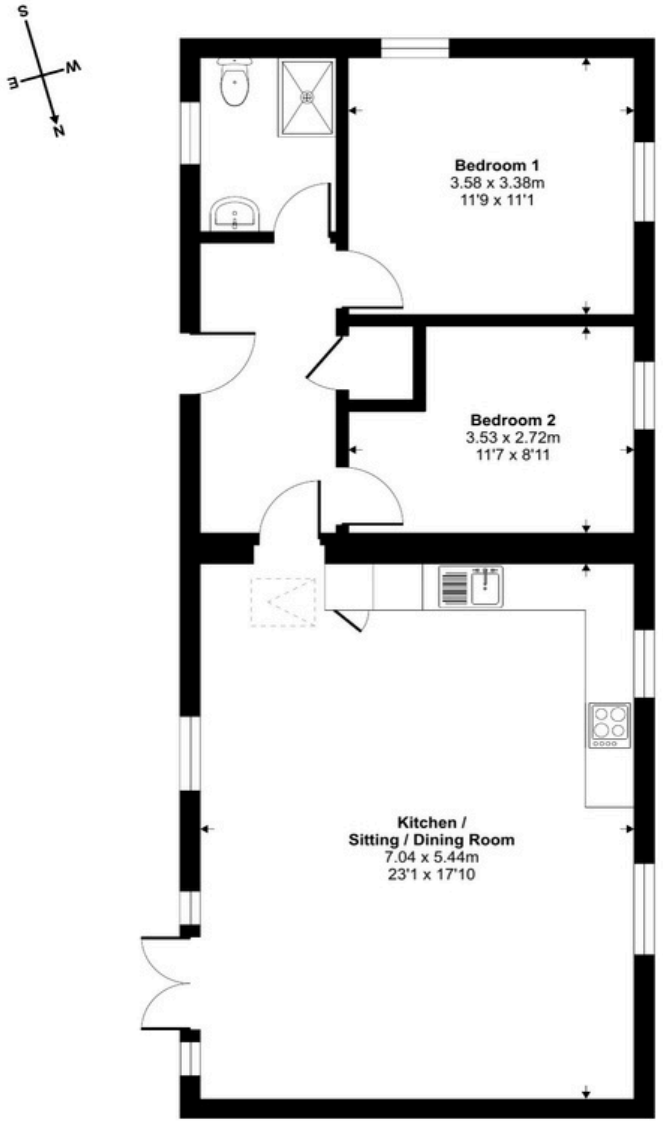
1 Bathroom

Allocated Parking

Pounsford Barn is a two double bedroom bungalow with 132ft garden surrounded by countryside. Beautiful character exterior and modern interior.

Approximate Area: 803 sq.ft / 74.6 sq.m

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GROUND FLOOR

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Pounsford Barn is nestled in a picturesque setting in the heart of the Devon countryside. This delightful two-bedroom bungalow offers an ideal blend of rural charm and modern convenience, making it a perfect countryside retreat.

Set on a generous plot, the property boasts a beautifully maintained garden extending approximately 132 feet, offering ample space for outdoor enjoyment and panoramic views of the surrounding rolling landscape.

The interior of Pounsford Barn has been thoughtfully designed to reflect its original character, featuring high ceilings, wooden floors, and solid wood doors, all contributing to its timeless appeal. At the heart of the home is a spacious, open-plan living area spanning 23 feet, incorporating a sleek, well-appointed kitchen, a bright dining area, and a comfortable sitting room — perfect for both relaxing and entertaining.

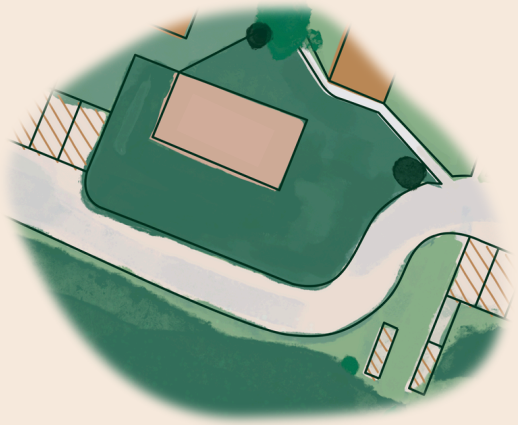
The kitchen is fitted with quality NEFF and BOSCH appliances, including an oven, induction hob, and integrated fridge-freezer, ensuring both style and functionality.

Additional benefits include allocated parking, providing convenience and peace of mind in this rural setting.

Whether you're seeking a peaceful full-time residence or a weekend escape, Pounsford Barn delivers a rare combination of tranquility, charm, and modern living.

Hornswell Barn

2 bedroom detached bungalow with allocated parking and private garden.



804 sqft

Private Garden

2 Bedrooms

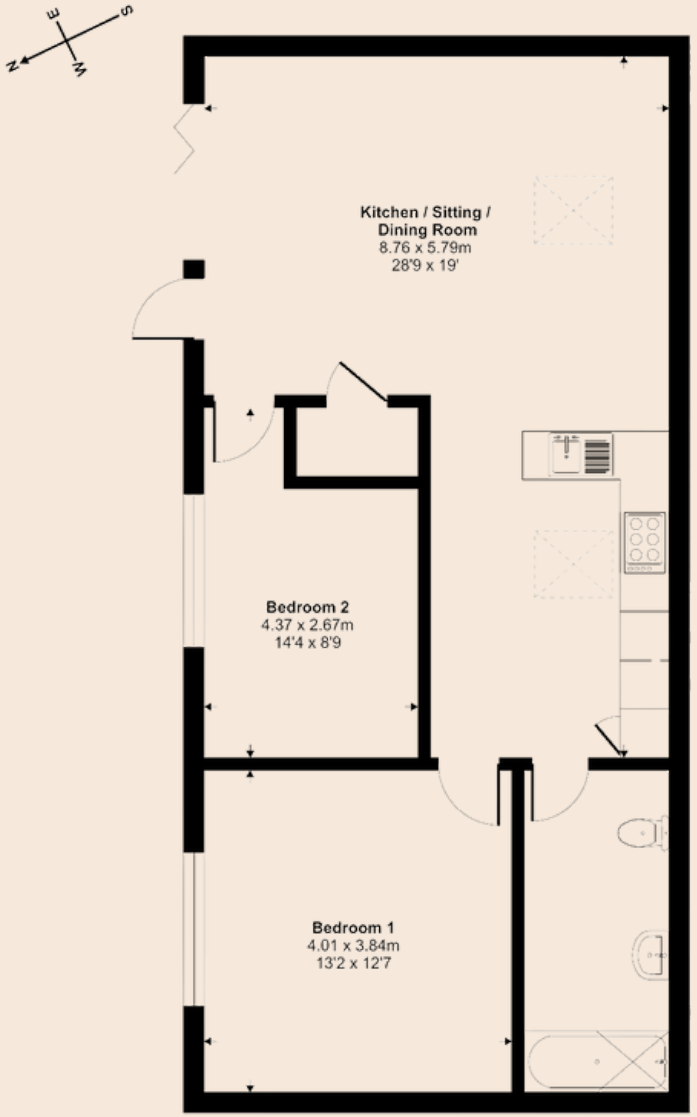
1 Bathroom

Allocated Parking

Hornswell Barn is a quaint and modern detached bungalow sat within a low maintenance plot, ready for the new owner to make their own. Benefitting from beautiful countryside views and allocated parking.

Approximate Area: 804 sq.ft / 74.6 sq.m

This plan is for identification only - Not to scale



GROUND FLOOR

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Hornswell Barn is a beautifully renovated barn conversion that effortlessly combines rustic charm with contemporary living. This unique and versatile detached two-bedroom bungalow offers the perfect country retreat or an ideal downsize, set in a peaceful rural location.

Positioned just outside the highly sought-after village of Broadclyst—and only 4 miles from Exeter City Centre—Hornswell Barn enjoys the best of both worlds: tranquil countryside surroundings with excellent access to local amenities and transport links.

The property boasts stylish, neutral interiors and is ready for immediate occupation.

Outside, a private, manageable garden provides a wonderful space to relax or entertain, with uninterrupted views over rolling Devon countryside. For added convenience, the property also benefits from allocated parking.

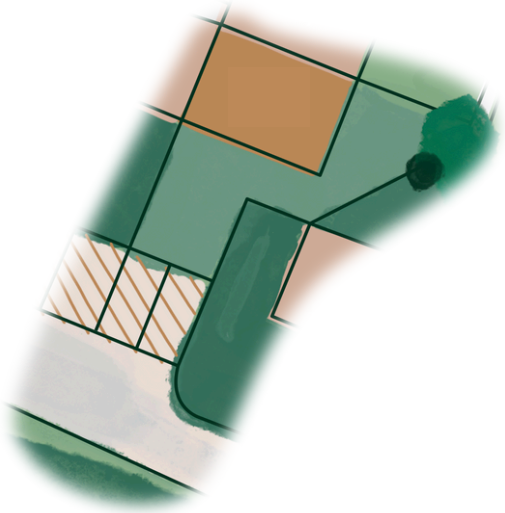
Offering comfort, character, and countryside charm, Hornswell Barn is a rare find.

Bartlett Barn

2 bedroom end terrace house with allocated parking and private garden.

Approximate Area: 998sq.ft / 91.7 sq.m
Limited Use Area: 81 sq. ft. / 7.5 sq.m
Total = 1069 sq.ft / 99.2 sq.m

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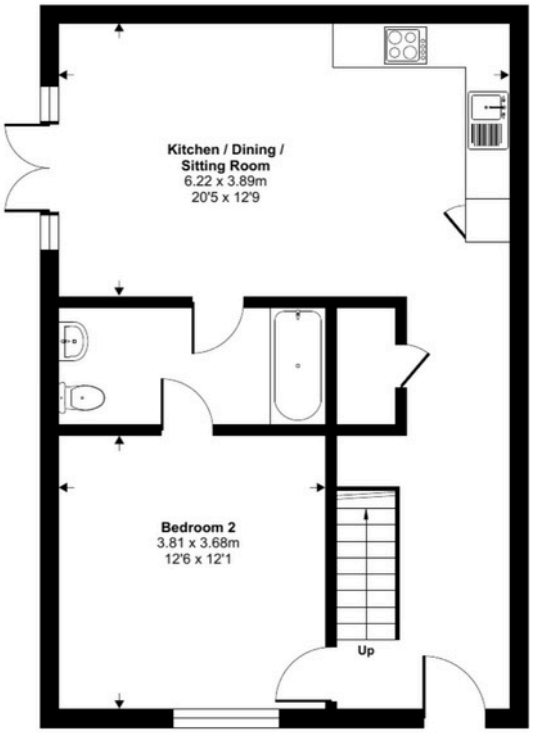
998 sqft

Private Garden

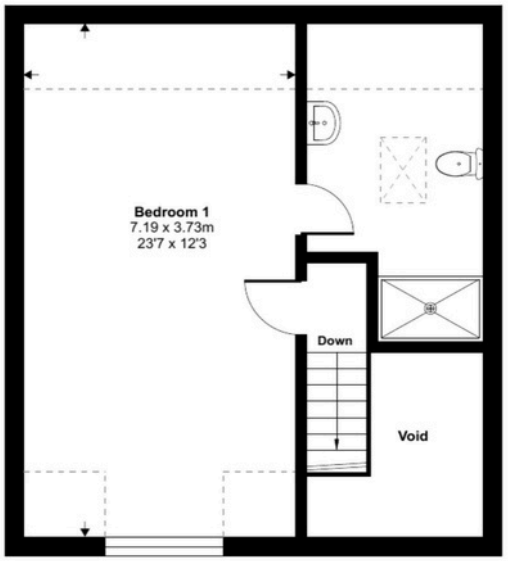
2 Bedrooms

2 Bathrooms

Allocated Parking



GROUND FLOOR



FIRST FLOOR

Pounsford Barn is a two double bedroom bungalow with 132ft garden surrounded by countryside. Beautiful character exterior and modern interior.

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Pounsford Barn is nestled in a picturesque setting in the heart of the Devon countryside. This delightful two-bedroom bungalow offers an ideal blend of rural charm and modern convenience, making it a perfect countryside retreat.

Set on a generous plot, the property boasts a beautifully maintained garden extending approximately 132 feet, offering ample space for outdoor enjoyment and panoramic views of the surrounding rolling landscape.

The interior of Pounsford Barn has been thoughtfully designed to reflect its original character, featuring high ceilings, wooden floors, and solid wood doors, all contributing to its timeless appeal. At the heart of the home is a spacious, open-plan living area spanning 23 feet, incorporating a sleek, well-appointed kitchen, a bright dining area, and a comfortable sitting room — perfect for both relaxing and entertaining.

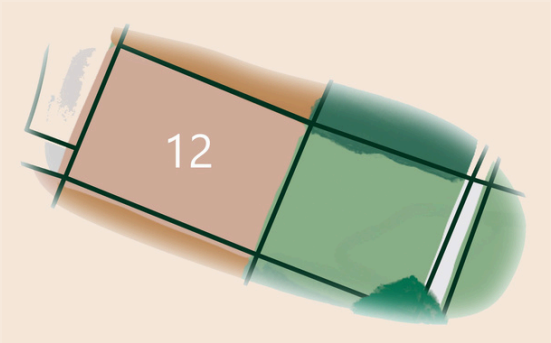
The kitchen is fitted with quality NEFF and BOSCH appliances, including an oven, induction hob, and integrated fridge-freezer, ensuring both style and functionality.

Additional benefits include allocated parking, providing convenience and peace of mind in this rural setting.

Whether you're seeking a peaceful full-time residence or a weekend escape, Pounsford Barn delivers a rare combination of tranquility, charm, and modern living.

Parrington Barn

2 bedroom terraced house with allocated parking and access to communal grounds.



1025 sqft

Communal Gardens

2 Bedrooms

2 Bathrooms

Allocated Parking

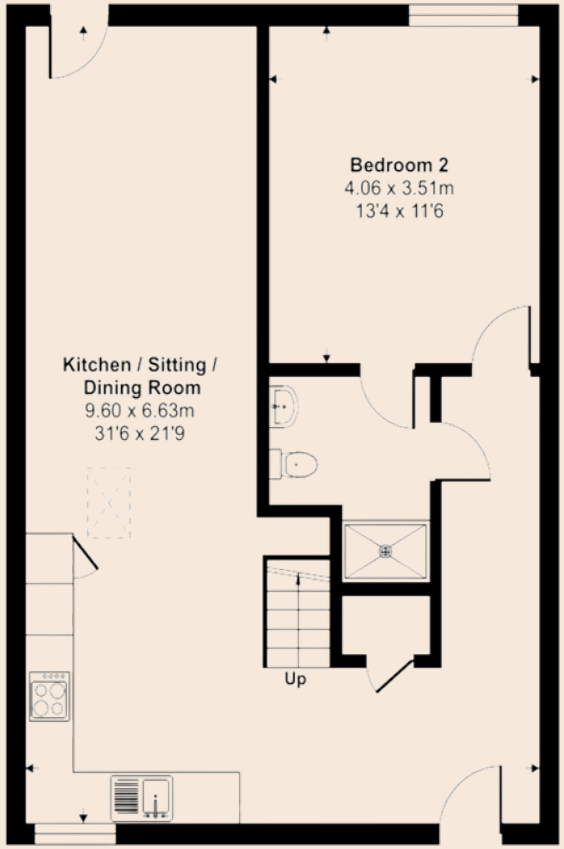
Hornswell Barn is a quaint and modern detached bungalow sat within a low maintenance plot, ready for the new owner to make their own. Benefitting from beautiful countryside views and allocated parking.

Approximate Area: 1025 sq.ft / 95.2 sq.m
Limited Use Area(s): 39 sq.ft / 3.6 sq. m
Total = 1064 sq. ft / 98.8 sq. m

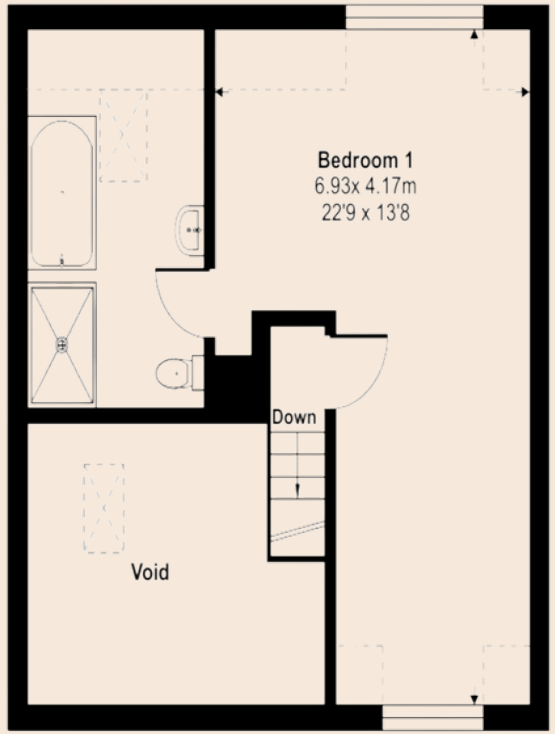
This plan is for identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

WILKINSON GRANT & CO

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







Parrington Barn is a stunning one or two-bedroom terraced barn conversion, located in a picturesque setting.

A spacious entrance hall welcomes you in to this quaint property. To your left you are greeted with a modern, well equipped kitchen with induction hob, oven and integrated fridge freezer. In a sleek shaker style with Quartz worksurfaces for a blend of contemporary charm. Leading onto a generous, dining and then living area there is ample space for hosting or relaxation in a contemporary, open plan layout.

With a rear door leading to a handy communal garden, this fantastic little home is a perfect, low maintenance retreat either as a downsize, first home or even holiday cottage.

The ground floor bedroom can double up as a separate snug, home office or play room offering a versatile layout.

Upstairs, the principle suite occupies the entire top floor adding a sense of luxury with its own en suite shower room.

Set within many acres of farmland the surroundings offer a serene and enviable outlook.



SERVICES, UTILITIES & PROPERTY INFORMATION

Kerswell Barton

BROADCLYST, EXETER, EX5 3AF

Speak to the Agent or Book a Viewing

DIRECTIONS:

From Exeter proceed on the B3181 taking you through and out of Pinhoe. Continue over the M5 motorway bridge and the entrance to Kerswell Barton will be clearly marked on your right hand side.

Postcode for Sat Nav: EX5 3AF

What3Words: ///handsets.miss.property

- Air Source Heating
- Sewage Treatment Plant
- Mains Electricty
- Fibre Broadband
- Mains Water
- Several Mobile Networks currently show as available (02, Virgin, 3, Vodafone, EE)

ENERGY PERFORMANCE CERTIFICATE:

TBC

AGENTS NOTE:

The Developer has advised that all 13 properties at Kerswell Barton will be connected to a newly installed sewerage treatment plant, maintenance of which will be included in the Management/Service charges. The Budget for these is currently being prepared and will also include maintenance of communal access ways and areas such as parking.
The properties will each benefit from an ICW 10 Year Warranty.

- Freehold
- Council Tax TBC
- Barn Conversions
- Conservation Area N/A





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