



A splendid property of excellent proportions, with rolling countryside views, an attached 2 bedroom holiday cottage, beautiful level gardens and grounds situated close to Budleigh Salterton

The Barn, Kersbrook, Budleigh Salterton, Devon, EX9 7AF

Guide Price £1,275,000





4/6 bedroom barn conversion • Attached two bedroom cottage/annex • • Stables and outbuildings • Beautiful level gardens • Close to Budleigh Salterton

Local Information

The rural hamlet of Kersbrook, nestled within the picturesque Otter Valley, is surrounded by rolling countryside and located halfway between the East Devon Village of East Budleigh with a thriving community, attractive village centre and striking church and approximately 1 mile inland from the Coastal town of Budleigh Salterton, a Highly sought after historic seaside town, situated on the Jurassic Coast within the East Devon Area of Outstanding Natural Beauty. The town is situated approximately 5 miles east of Exmouth and 14.5 miles south east of the cathedral city of Exeter. The town provides a range of local services and amenities, including a variety of restaurants and public houses, a primary school and a health centre. Budleigh is a highly desirable coastal location, situated on the edge of a 2 mile pebble beach, renowned for its red sandstone cliffs.

About this property

Developed in the 1980's, The Barn, situated within a small rural Hamlet just a mile from the popular Coastal town of Budleigh Salterton, offers excellent well-appointed accommodation throughout. The property is split into two dwellings with The Barn as the main residence, offering three ground floor reception rooms and four first floor bedrooms, all of excellent proportions.

The first floor principal suite is of particular note with a large walk in dressing room and en-suite shower room, an extension to the property created as additional living space for a family member in mind. A further principal en-suite room resides and the opposite end of the house, with three further bedrooms and a family bathroom in between. On the ground floor The Barn enjoys a large sitting room with two sets of double doors leading out onto the beautiful gardens. Further ground floor accommodation includes a modern kitchen/dining/breakfast room, utility room, a formal dining



room which is currently set up as a study. Accessed from both a connecting door from the ground Floor of The Barn and also with its own private front door entrance is Stable Cottage.

An attached two bedroom, two reception room cottage, again of superb proportions offering excellent ancillary or income producing holiday accommodation. Evidence of the original stone barn exists in the form of the large integral garage with storage and potential for further development above.

Gardens and Grounds

The Barn enjoys the most beautiful gardens, which have been excellently stocked and maintained. A large level lawn area follows on from a sunny patio perfect for summer evening al-fresco dining to the sounds of surrounding peace and tranquility and the soothing sounds of running water from the nearby stream, located in a secluded spot beyond the lawned gardens.

Directions

From Exeter head East out of the city in the direction of the A376 and the B3179 into Budleigh Salterton. At The roundabout take the first turning left into the village of Knowle. Continue along this Road until a right turning for Kersbrook appears. Continue

along Kersbrook lane for approximately 0.3 miles and turn right into Copp Hill Lane. The Barn is the last property situated on the right hand side.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office. Telephone: 01392 455 755.

Agents Note: The property is also available to purchase with an additional 5.4 acres of Land. Please enquire for more information.





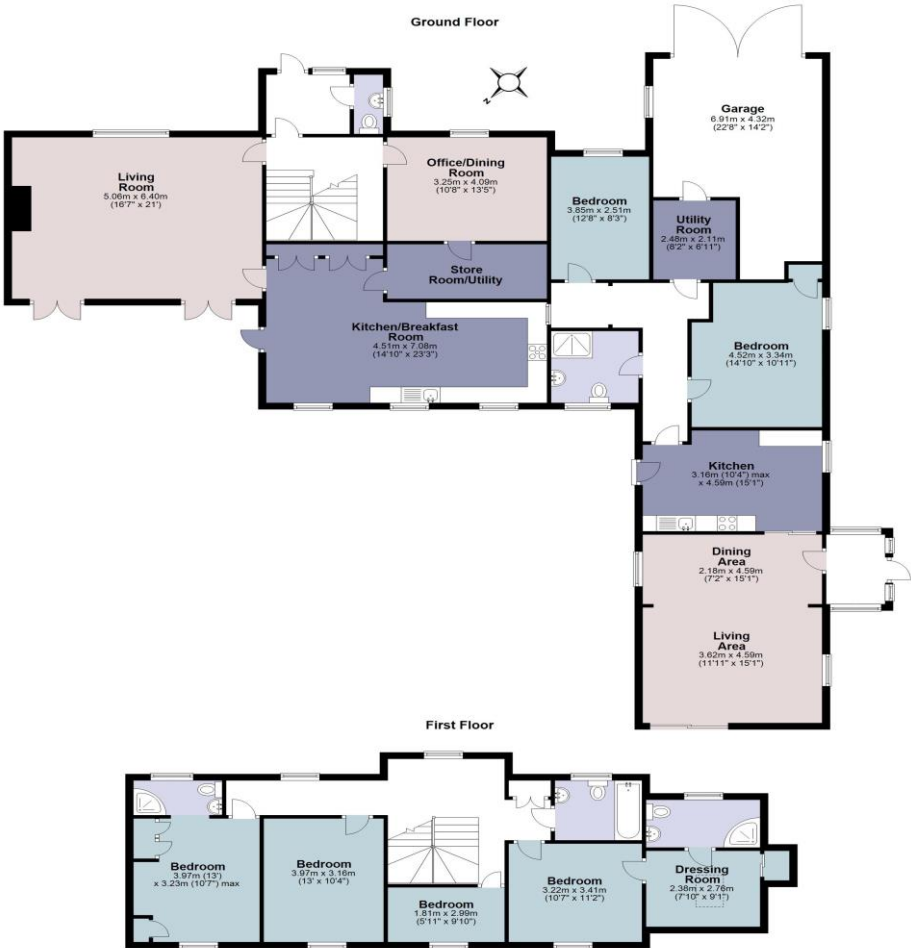


The Annexe

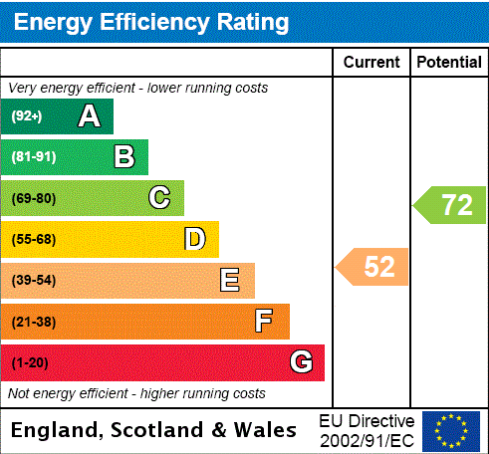


The Barn, Kersbrook, Budleigh Salterton, Devon, EX9 7AF
Gross Internal Area - 3098 sq ft, 287.8 m²
Local Authority – East Devon District Council, Band G
Tenure - Freehold
Services – Mains water, electricity, gas and drainage
Energy Performance - EPC Rating E

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Total Internal Area: approx. 287.8 sq. metres (3098 sq. feet)



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