

**BARNSFIELD HOUSE IS A SPACIOUS, DETACHED, 4 BEDROOM, 2 RECEPTION ROOM CHARACTER COTTAGE, LOCATED ON THE EDGE OF THE POPULAR AND WELL RESPECTED VILLAGE OF KENTON, BETWEEN EXETER AND DAWLISH.**



**Barnsfield House**

**South Town**

**Kenton**

**Exeter**

**Devon**

**EX6 8JG**

**£465,000**

**Ref: DRE00012**

\* SPACIOUS DETACHED COTTAGE \* 4 BEDROOM, 2 RECEPTION ROOM ACCOMMODATION \*  
BEAUTIFULLY PRESENTED \* COUNTRY AND ESTUARY VIEWS \* AMPLE GATED CAR PARKING \* \* \* \* \*

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*Offices at: Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes*



**Barnsfield House is a spacious, detached, 4 bedroom, 2 reception room character cottage, located on the edge of the popular and well respected village of kenton, between exeter and dawlish. The house enjoys fine, roughly south facing gardens, plenty of parking and superb views across Powderham Estate deer park, to the estuary beyond in one direction and fields in the other.**



**Viewing** Strictly by Appointment. Please contact us on 01626 853940 if you wish to arrange a viewing

**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor. **Data Protection** Personal information provided by customers wishing to receive information and/or services from the estate agent and The Experts in Property group (of which it is a member) is for the purpose of providing services associated with the business of an estate agent and specifically excludes mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.



**ACCOMMODATION, with approximate measurements only, comprises :**

**Kitchen/Breakfast room:** 19' 9" x 17' 0" (6.02m x 5.18m)

**Utility room** 9' 9" x 6' 0" (2.97m x 1.83m)

**Sitting Room** 20' 0" x 12' 5" (6.09m x 3.78m)

**Inner hallway**

**Cloakroom**

**2nd Sitting Room** 19' 11" x 13' 10" (6.07m x 4.21m)

**Sun room** 11' 2" x 4' 2" (3.40m x 1.27m)

**First Floor**

**First Floor Landing**

**Bedroom One** 14' 0" x 10' 5" (4.26m x 3.17m)

**Bedroom Two** 10' 8" x 10' 4" (3.25m x 3.15m)

**Bedroom Four** 10' 4" x 8' 3" (3.15m x 2.51m)

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