

WE ARE PLEASED TO ADVISE THE UPCOMING LISTING OF THE PRINCIPAL APARTMENTS AT TREHILL HOUSE, AN IMPRESSIVE AND ARCHITECTURALLY IMPORTANT GRADE II* LIST GEORGIAN MANSION JUST OUTSIDE THE VILLAGE OF KENN.



The West Wing, Trehill House

Kenn

Exeter

Devon

EX6 7XJ

£245,000

Ref: DRE00927

* PRINCIPAL GROUND FLOOR APRTMENT WITH ORIGINAL ENTRANCE HALL * UNIQUE PERIOD FEATURES * RECENTLY CONVERTED * 2 BEDROOMS (ONE ACCESSED THROUGH THE OTHER) * PARKING * EXTENSIVE COMMUNAL GARDENS * RURAL LOCATION * CLOSE PROXIMITY TO EXETER *



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



The wonderful and impressive entrance doors flanked by massive Doric Columns on the portico are for the exclusive use of this property. Through these front doors you enter the original grand reception/entrance hall. This is now an exceptionally beautiful sitting room with a wonderfully flamboyant and ornate Jacobean style fireplace, niches and inset wall friezes - casts from the friezes of the Temple of Apollo Epikourios at Bassae that was discovered in 1811. The friezes are reconstructed in the British Museum. Another feature is the trompe l'oeil ceiling with cherubs ascending to the heavens and also trompe l'oeil artwork to the walls. This fabulous apartment offers elegance and grandeur on a huge scale. In addition to the main sitting room, there is a large kitchen/dining/family room, which has an impressive range of bespoke units, including a central island, and offers plenty of space to cook, eat and relax in - especially on cold nights with the wood burner roaring! The William Morris screen printed wallpaper "Michaelmas Daisy" gives this room a grand sense of opulence. The apartment has two bedrooms (the second bedroom/study is accessed off the main bedroom) and a beautifully specified and fitted bath/shower room. In addition to the aforementioned features, the apartment enjoys a wealth of further period features that include bespoke wooden shutters, original doors and joinery, and deep cornicing to the ceilings. Most importantly, the apartment comprises some of the original principle rooms of Trehill House and the feeling of space and stature is augmented by high ceilings and well proportioned spaces. The apartment itself is approached by the original main gate and entrance, with its tree-lined drive, and will have allocated parking in front of the main entrance portico (which is private to this apartment and doubles as a wonderful patio area on sunny summers evening) and lawns. It also enjoys access to the communal areas of Trehill House, which include a wonderful 'secret water garden'. Built in 1827 for Sir Henry Ley by C.R.Ayres in the Greek Revival style, the building enjoys a superb location that is both rural and exceptionally convenient for Exeter and further afield, making it the perfect proposition for an owner-occupier, or someone looking for an impressive second home, investment or working from home to impress clients. Trehill House is approximately 6 miles to the South of Exeter city centre. Kenn is an attractive village with a varied mix of property types and is wonderfully convenient for travel.

Grade II
Listed Property

W EPC Exempt

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

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Living Room 22' 9" x 21' 3" (6.93m x 6.47m)

Bedroom One 17' 0" x 11' 4" (5.18m x 3.45m)

Bathroom 11' 8" x 10' 4" (3.55m x 3.15m)

Kitchen/Diner 21' 3" x 19' 0" (6.47m x 5.79m)

Bedroom Two 10' 7" x 9' 1" (3.22m x 2.77m)

