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Stables South

# Stables South

Trehill, Kenn, Exeter, Devon, EX6 7XJ



Exeter 6 miles

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**A stunning Grade II Listed freehold ground floor apartment in the grounds of a country house.**

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- CASH BUYERS ONLY
- Ideal BTL
- Stunning conversion
- Living room
- Fitted kitchen
- Double bedroom
- Stylish shower room
- Small garden
- One parking space

**Guide price £120,000**

## SITUATION

The property is set in the grounds and parkland of Trehill House, an impressive 'Greek Revival' house that was rebuilt in 1827 for the Ley family. It lies half a mile out of the popular village of Kenn. The villages of Kenn and nearby Kennford have an active community with a range of clubs and facilities including a cricket ground, pubs, village hall, village shop, church and primary school. It is only a mile off the A38 dual carriageway meaning that it is most accessible to the M5, Exeter and Plymouth.

The unspoilt countryside surrounding Kenn is most attractive with the Exe Estuary at Powderham / Starcross being only 4 miles. Haldon Forest for walking, cycling and riding is within 2 miles.

## DESCRIPTION

As the name suggests this is part of the extensive stables that served this impressive country house with the home itself having been created to a good specification in the last few years. The Grade II Listed property is a ground floor freehold apartment (there is another apartment over it) and as the name suggests is on the south side, as a result of which it is particularly bright. Access is through a cobbled courtyard on the northern side. Oak front door with glazed panel, which leads into the ENTRANCE HALL with cupboard with space for washing machine/tumble dryer. The LIVING ROOM is well-appointed with open fireplace with space for electric fire and glazed oak door to the garden on the south side. This is open-plan to the impressive KITCHEN with a range of polished concrete worktops under which are gloss-finished cupboards and drawers. Indesit induction hob with air cleaner over. Built-in Indesit oven. Space for fridge freezer. The dual aspect BEDROOM is of a good size with access

to the SHOWER ROOM which is of good quality with a large shower cubicle, basin and wc. Ladder towel rail. Oak floor. Attractive original brick arch over the shower. (There is also a door to the hall).

## OUTSIDE

The gardens lie on the south side comprising a path and four terraced flower borders with small lawn area at the top plus a further small garden area on the west side. The property has one parking space.

There is also a rear pedestrian access into the gardens on the south side which comes from the parking space around to the west and past garages before a pedestrian gate at the top of the garden.

## SERVICES

Mains water. Mains drainage. Mains electricity. Propane gas central heating.

## DIRECTIONS

From the M5 motorway proceed onto the A38 and take the first exit signposted Kennford and Kenn, following the signs for Kenn and turning left just after the Shell petrol station on the right. Drop down the hill into the village and within a third of a mile take the first right by Dee's Cottage (Rollestone Farm). Continue up this lane out of the village for a further mile. Go through the white pillars named 'Trehill' and continue up the drive through the Park. The single parking space for the property is in front of the castellated stone gable wall and then walk to the left of this across the courtyard to the front door of the property.

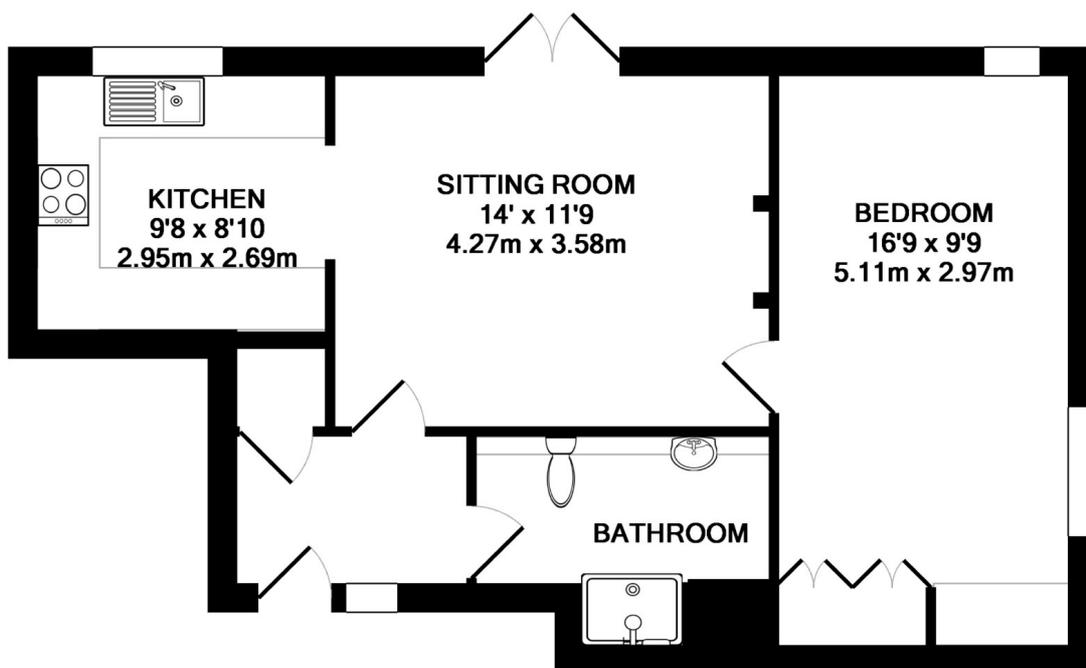
## LEGAL MATTERS

The property is freehold. The deeds state that the property should be used for no other purpose other than a dwelling in single family occupation.



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TOTAL APPROX. FLOOR AREA 543 SQ.FT. (50.4 SQ.M.)

Plan drawn by Devon Property Services ([www.devonps.co.uk](http://www.devonps.co.uk)). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale. Made with Metropix ©2017

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21/22 Southernhay West, Exeter,  
Devon, EX1 1PR  
**01392 255202**  
[exeter@stags.co.uk](mailto:exeter@stags.co.uk)

[stags.co.uk](http://stags.co.uk)



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