Westlake Farm

STAGS

Westlake Farm

Kenton, Devon, EX6 8HS

Exeter City centre (9.7 miles), Starcross Station (2.3 miles)

A beautifully presented bungalow with gardens and grounds amounting to 3.81 acres and a versatile range of outbuildings with planning permissions for conversion into 5 dwellings.

- Generous and highly versatile accommodation
- Four double bedrooms
- Set within approximately 3.81 acres
- Agricultural tie
- Freehold
- Scope for a fifth bedroom
- Integral double garage
- Range of outbuildings and barns with planning for conversion
- Level lawned gardens
- Council Tax Band: G

Guide Price £850,000

SITUATION

Set just outside of the village of Kenton, Westlake farm, a much-loved family home, offers generous and versatile accommodation extending to over 3,200 sq ft. The village itself, is home to an excellent primary school (Ofsted Good), Church, Powderham Farm Shop, and a Post Office. There is a railway station approximately 2 miles in the village of Starcross and good access to the city of Exeter and Plymouth via the A38 Expressway. The historic cathedral city of Exeter lies to the north, offering a vibrant mix of shopping, dining, leisure and cultural opportunities. The city boasts a variety of independent boutiques alongside well-known high street names, a choice of theatres, cinemas and galleries, as well as a thriving café and restaurant scene.

DESCRIPTION

The well-arranged interior includes a large triple-aspect sitting/dining room, four double bedrooms, one of which enjoys an en suite shower room, together with a family bathroom. The property also benefits from an integral double garage, which offers potential for conversion or extension, subject to the necessary consents. In all, the property is set within approximately 3.81 acres, providing an attractive combination of garden and paddock, ideal for those seeking a rural lifestyle with space and privacy.

ACCOMMODATION

A door from the generous parking area opens into a contemporary kitchen/breakfast room, fitted with a comprehensive range of wall and floor mounted units and a selection of integrated electric appliances. Doors lead from here into the central hallway and the integral double garage, providing excellent practicality.

The central hallway forms the heart of the home and gives access to an impressive open-plan, triple-aspect sitting and dining room, featuring a free standing wood-burning stove and patio doors opening directly onto the decking, creating a seamless connection between indoor and outdoor living.

Further accommodation comprises a well-positioned utility room, a family bathroom with separate shower enclosure, and four generous double bedrooms, two of which benefit from fitted wardrobes, with the principal bedroom enjoying an en suite shower room.

Stairs rise from the central hallway to a spacious first-floor storage and family room, offering excellent versatility and potential for a variety of uses including a fifth bedroom.

GARDENS & LAND

One of the principal attractions of the property is its delightful and tranquil setting. Situated along a quiet country lane, it enjoys a high degree of privacy and provides a peaceful haven for wildlife.

The property is approached via a driveway leading to a generous parking area and integral double garage. Surrounding the house are attractive, level lawned gardens, interspersed with a variety of mature trees and shrubs, together with a decking area, ideal for outdoor entertaining. The wrap around gardens provide three seating areas to the front, side and rear of the bungalow.

To the rear of the gardens lies a agricultural field extending to approximately 1.89 acres, offering excellent amenity or potential for grazing, whilst to the front of the bungalow is additional land of approximately 1.92 acres and a range of versatile outbuildings. In all the land amounts to 3.81 acres.

OUTBUILDINGS & PLANNING CONSENTS

To the front of the bungalow, with its own separate access, is a versatile range of outbuildings surrounded by a parcel of land. Whilst these buildings could be used for a variety of purposes they also have been granted prior approval under Part 3 Class Q (a) and (b) and paragraph W of the GDPO change of use of an agricultural building to five dwellings. This was granted in March 2025 and is valid for 3 years from this date. Further information and a list of conditions can be found on the Teignbridge Council planning portal Ref 25/00370/NPA.

NIL - COMMUNITY INFRASTRUCTURE LEVY (CIL)

Whilst this development is liable to make contributions under the Community Infrastructure Levy regulations to provide essential local facilities to support development in the District, no contributions are payable as our calculations reveal there is no new chargeable floorspace.

AGENTS NOTE

The property is subject to an agricultural occupancy restriction meaning the occupation of the dwelling is limited to persons employed or last employed full time in agricultural or forestry work in the locality.

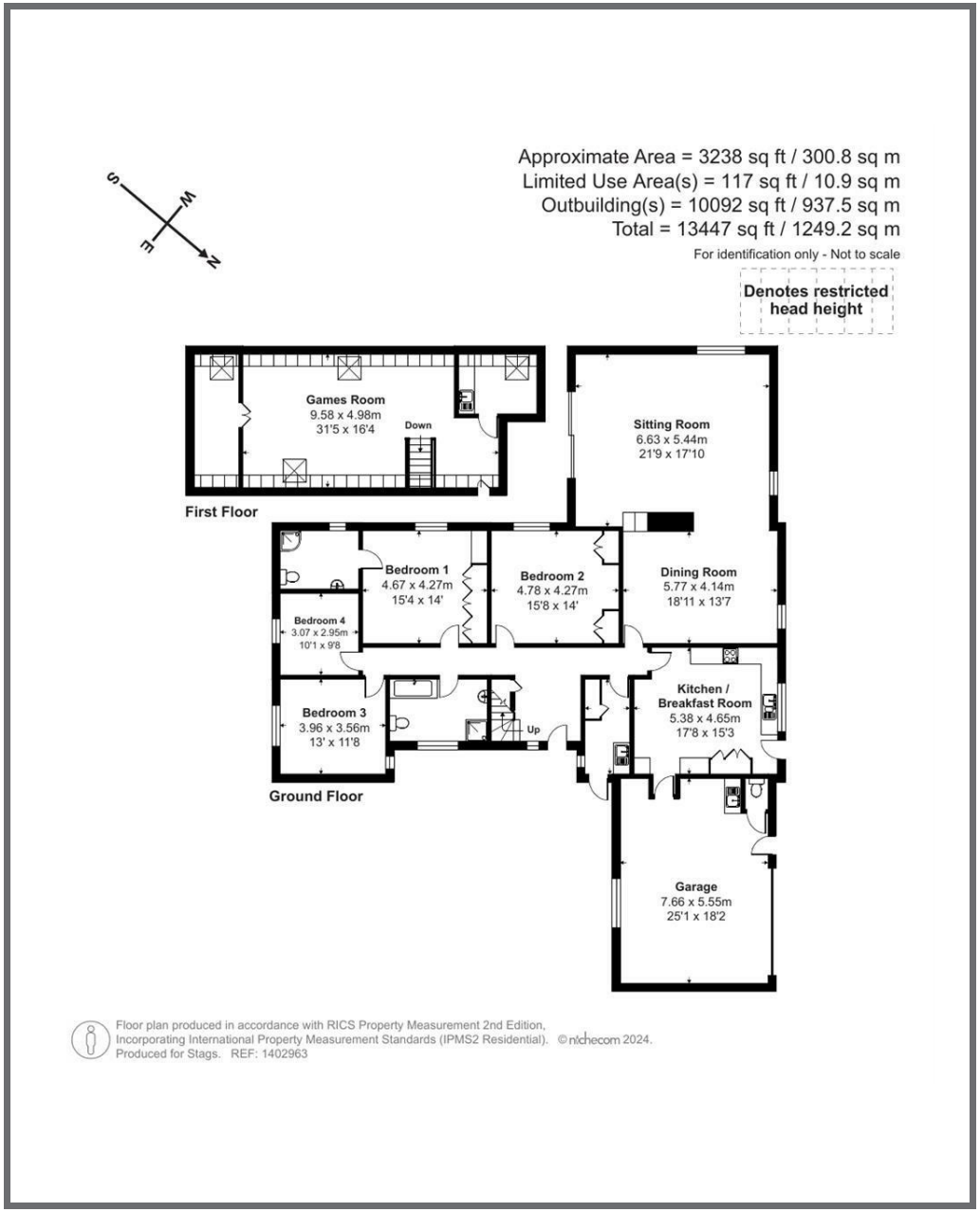
SERVICES

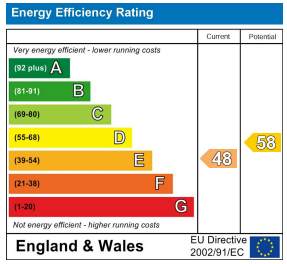
Mains water and electricity.
Private drainage - Septic tank
Gas central heating - LPG
Separate bore hole water supply (Shared with 1 other property)

DIRECTIONS

What3words:///chapels.patching.below

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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