



West of 

High Street
Kenton £400,000

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Nestled in the heart of the picturesque village of Kenton is Church Cottage - a magnificent Grade II listed Victorian property brimming with character and charm. This beautiful home is steeped in history and boasts wonderful features of carved bargeboards, striking stonework and a wonderful covered entrance. The property features; on the ground floor a light and spacious double aspect living room with feature fireplace and polished floorboards, further spacious dining room again with feature fireplace - both rooms have been beautifully finished with some intricate painted borders and ceilings, and large kitchen/breakfast room. On the first floor are two large double bedrooms with classic Victorian ornate fireplaces, and a large bathroom. To the rear of the property is a pretty enclosed walled courtyard paved garden with gated access to a rear pathway and access to an adjoining store/workshop. The property will be sold Chain Free.

Magnificent village cottage | Two large double bedrooms |
Bright double aspect spacious living room | Further
spacious dining room | Large kitchen/breakfast room |
Bespoke fitted kitchen | Large family bathroom | Wonderful
cottage style walled courtyard garden | Adjoining
store/workshop | Chain Free

PROPERTY DETAILS:

APPROACH

Beautiful covered entrance porch with feature carved ornate ballustrades and bargeboards with stone path to front door. Front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Attractive entrance hallway with ornate stairs leading to the first floor and quarry tiled floor. Door to under stair cupboard. Doorway to further under stair alcove with coat hanging space and window with outlook over the garden. Doors to living room and dining room.

LIVING ROOM

17' 8" x 13' 1" (5.38m x 3.99m) (max) Beautiful light and spacious double aspect room with high coved ceiling and picture rail with ornate hand-painted border, plus polished floorboards giving the room a sleek and timeless look. The focal point of the room is the feature fireplace, with an ornate wooden mantle, polished slate hearth, and an inset Jubilee cast iron fireplace with an open grate. Two Victorian-style radiators. A range of built-in cupboards complete with fitted shelving offers convenient storage. TV points are available for entertainment setup.

DINING ROOM

13' 0" x 12' 3" (3.96m x 3.73m) (max) Attractive dining room enhanced by a high coved ceiling with picture rail adorned with intricate hand-painted border and ceiling details - adding a touch of elegance and character, plus a lovely quarry-tiled floor adding warmth and texture to the space. At the



heart of the room is a further Victorian style fireplace with open grate., and a range of fitted shelving with a cupboard under provide additional storage. TV and telephone points. A part-glazed door leads into the kitchen/breakfast room, creating a seamless flow between the two spaces.

KITCHEN/BREAKFAST ROOM

18' 9" x 9' 0" (5.72m x 2.74m) Wonderfully spacious kitchen/breakfast room with two windows to side aspect, and high ceiling with hatch with pull down ladder to loft storage. Bespoke fitted "Shaker Style" kitchen with range of base, wall, drawer and shelving units in a mix of turquoise and white finish. Solid oak worktops with inset double Butler style sink. Matching quarry tiled floor. Fitted range style electric cooker with 5 ring induction hob. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Wall mounted gas combi boiler. Hatch with pull down ladder to fully boarded loft space. Door to garden.

FIRST FLOOR

STAIRS/LANDING

Unusual ornate stairs lead up to the first floor landing with doors leading to bedrooms and bathroom. Double doors to a large cupboard complete with hanging rail. Window on half landing. Hatch with pull down ladder to fully boarded loft space.

BEDROOM 1

13' 0" x 12' 2" (3.96m x 3.71m) (max) Bright sunny large double bedroom with wonderful white washed floor boards and window to side aspect and view over the adjoining church grounds. Feature ornate Victorian style cast iron fireplace with polished slate hearth. Radiator. TV point.

BEDROOM 2

13' 1" x 10' 6" (3.99m x 3.2m) (max) Further bright and spacious double bedroom with window to front aspect. Feature ornate Victorian style cast iron fireplace. Radiator.

BATHROOM

13' 2" x 6' 3" (4.01m x 1.91m) Large bathroom with window to rear aspect and outlook over the courtyard garden and church grounds beyond. White suite comprising; low level w.c. and hand wash basin set in vanity unit with cupboard under, and bath. Radiator. (Plenty of space to add an additional shower enclosure)

OUTSIDE

FRONT

A wrought iron gate leads to a paved path to front door and small enclosed garden space with raised flower bed.

REAR GARDEN

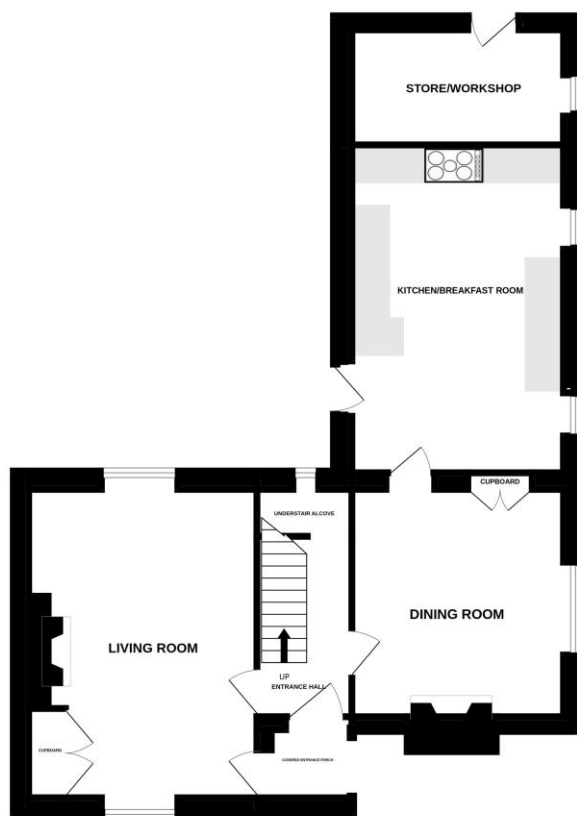
Pretty enclosed walled courtyard garden laid to a mix stone paving with block paved pathways and inset pebble beds. Two raised flower borders. Outside tap. Gate to rear access and pathway leading around to the front and door to useful adjoining store/workshop.

AGENTS NOTES:

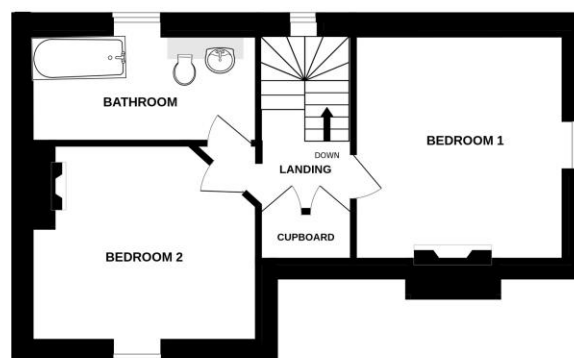
The property is Freehold.
Council Tax Band: B - Teignbridge District Council



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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