



# Higher Woodbere, Kennerleigh, EX17 4RS

Guide Price £825,000

**HELMORES**  
SINCE 1699

# Higher Woodbere

Kennerleigh, Crediton

- Large modern farmhouse
- Over 2200 sqft plus garage
- 4 bedrooms and 3 bathrooms
- Farmhouse style kitchen
- Large living room and conservatory
- Gardens and grounds to approximately 2.4 acres
- Ample parking
- Utility barn / stables and stores
- Village edge setting

Located off the country lane, down a driveway serving just two properties is this large farmhouse, sat in gardens of approx half an acre and paddock of approx. 2.4 acres (more land is available), Higher Woodbere offers a new owner the chance to live a country lifestyle for the price of a suburban 3 bedroom semi! Built in approx 1985, the house extends to around 2300 sqft and offers 4 bedrooms with a master en-suite, a large farmhouse style kitchen/diner and generous room sizes. As would be expected for a house in the country, a useful boot room/utility is on hand and links the main house to the attached double garage. There are all the modern convenience of double glazing and oil fired central heating plus mains water and private drainage (upgraded treatment plant in place) plus solar thermal on the garage roof for heating the hot water (immersion backup).





It's the combination of the house and the outside space that really makes this house tick. The driveway in from the country lane turns into the private gated entrance to Higher Woodbere. A large gravelled area gives ample parking in front of the garage. There's plenty of room for seating areas, utility areas, lawned garden and the adjoining paddock extends to approx. 2.4 acres. The paddock is mainly grazing land and level, it's ideal for those with horses or livestock and can be viewed from the house itself. Also off the driveway is a large barn (see floorplans) which is split into stores and a larger workshop/store on the end. There's plenty of room for machinery storage or for tools/materials and this can be accessed by vehicle for ease through a separate gate which also serves the land on this side.

On the adjacent side of the drive is a further paddock with gated access which extends to approx 3.3 and this is available by separate negotiation.

Agents note: This property is responsible for 1/3rd of the driveway upkeep which was re-concreted in 2020 and should mean little needed for the next 20 – 30 years!



Please see the floorplan for room sizes.

Council Tax: F (Mid Devon 2022/23 £3060.29)

Utilities: Mains water, electric, telephone & broadband (BT Full Fibre upto 900 package)

Drainage: Private drainage – modern treatment plant

Heating: Oil fired central heating (recent boiler replacement)

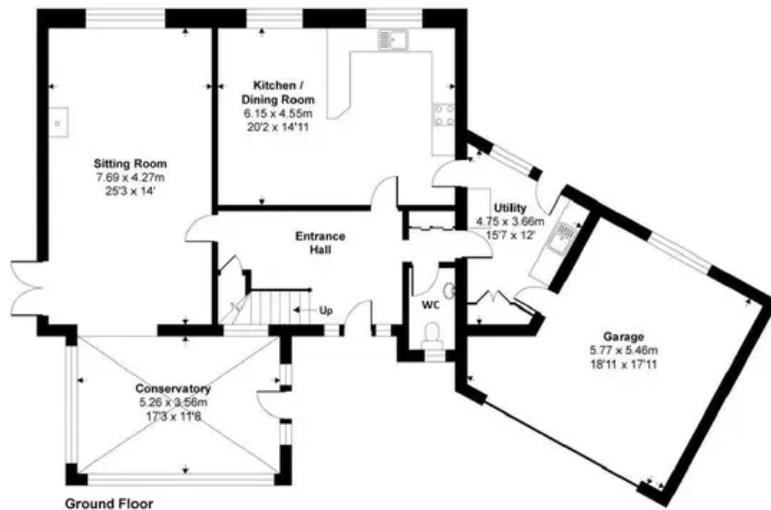
Listed: No

Tenure: Freehold

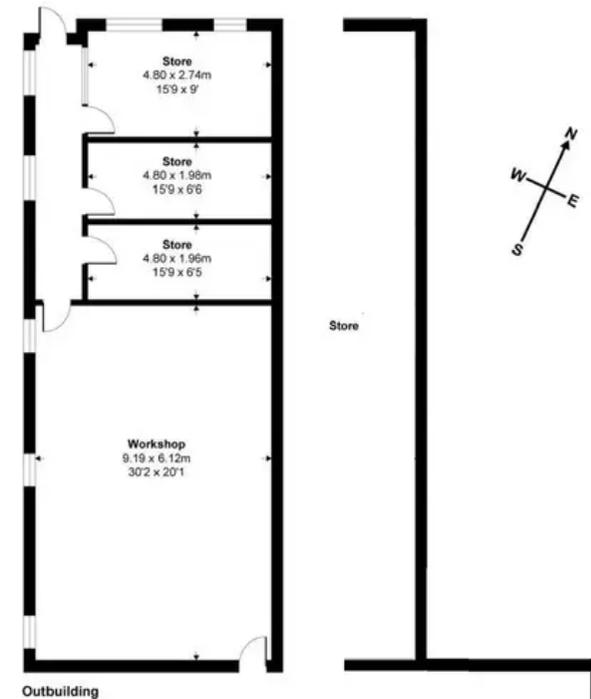
**DIRECTIONS :** From our High Street offices, proceed in a northerly direction towards Sandford, continue through the village of Sandford and carry on for approximately 3 miles until entering the village of Kennerleigh. The driveway to Woodbere Farm will be on your left hand side (just after you pass the Kennerleigh village sign). Proceed up the driveway and Higher Woodbere will be found on the left hand side.

Kennerleigh is a village truly undisturbed by modernisation, sitting in an exquisite and rural part of Devon, on the verges of a shady, forested valley. It lies on the road to Black Dog and Thelbridge, 4 miles north of the market town of Crediton. Kennerleigh has a traditional style village shop/ post office – that stocks a diverse range of items and local produce. In addition, it features a wonderful example of a Norman church. A short drive away finds the larger village of Sandford, and one of finest pubs in the county; The Lamb Inn – with many accolades, mouth watering food and ales (and an open fire with the odd Jack Russell trotting about). For a modern selection of facilities Crediton is the place, with superb schools (both primary and secondary), a regular farmers market, a leisure centre, a host of interesting shops and two supermarkets.





Approx. Gross Internal Floor Area  
227.6 Sq Metres 2451 Sq Ft (Excludes Outbuilding & Includes Garage)





## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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