Chapters, Kennerleigh, EX17 4RS

Offers Over **£500,000**

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Chapters

Kennerleigh, Crediton

- Highly Individual Detached Grade II Listed Cottage
- Beautiful timber clad extension with glass connection
- Three double bedrooms with en-suite to master
- Large living room, fantastic kitchen diner and a utility room
- 25m / 81ft Garden, garden office/studio and parking
- Lovely kitchen with smooth slate centre island
- Village location, walking distance to shop

Chapters is a south facing and beautifully refurbished Grade II Listed detached cottage set in a tucked away position in this pretty Mid-Devon village, just a very short walk to the community stores with post office and the historic church and just 4 miles from the market town of Crediton.

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The cottage has undergone extensive improvements in the last 10 years and a wonderful timber clad extension was added with an impressive glass corridor connecting the old and the new.

The whole ground floor has lovely slate floor tiles and the kitchen diner extension is particularly impressive with the use of ash and oak for the worktops and units, plus a superb centre island with smooth slate worktop. There's an inset Belfast sink, two sets of double doors to the gardens and space for a range style gas cooker (available by negotiation). The large living room is set in the original cottage and features a large inglenook fireplace. There is also a utility room with WC, further sink and gas combi-boiler providing hot water and central heating to the property (LPG bottles).

Heading up the staircase (enjoying the double height glass wall) the first floor offers three double bedrooms with a lovely en-suite shower room to the master and a separate family bathroom with shower & screen over the bath. The second bedroom has a great feature window which looks internally across the staircase to the kitchen area. In total the accommodation reaches 126sqm / 1,365sqft.

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Outside the property has mature gardens to the front giving the cottage much privacy, plus a 25m / 81ft garden to the side/rear. The main garden is level and largely lawned, with an attractively paved seating area immediately off the kitchen. To the bottom of the garden is a detached garden office / studio with numerous power points, internet, double glazed doors and window and an electric heater with off-road parking to the side.

Please see the floorplan for room sizes.

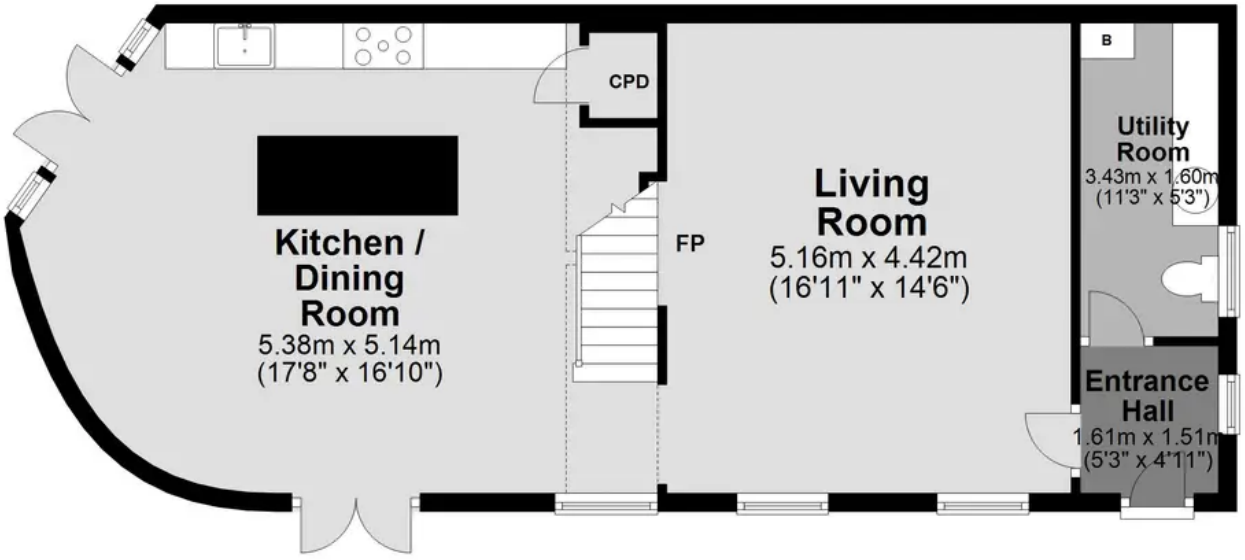
Current Council Tax: E (£2,717pa)
Utilities: Mains electric, water, telephone & broadband, plus LPG bottles
Broadband within this postcode: Superfast Enabled
Drainage: Private Drainage
Heating: LPG gas central heating
Listed: Grade II Listed
Tenure: Freehold

DIRECTIONS: For Sat-Nav use EX17 4RS, upon reaching the shop turn down the driveway & Chapters is found along on your right, for viewings, park in the village hall carpark.

What3Words: ///perusing.lightens.slippery

Ground Floor

Approx. 61.9 sq. metres (666.4 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)

First Floor

Approx. 64.9 sq. metres (698.6 sq. feet)

Total area: approx. 126.8 sq. metres (1365.0 sq. feet)

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