



# MAMHEAD ROAD

KENTON, EXETER, EX6 8NA | Guide Price £825,000



**Robert Williams**

SALES | LETTINGS | AUCTIONS



**“Georgian splendour  
combined with modern  
touches in the heart of  
picturesque Devon”.**





# MAMHEAD ROAD

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**A stunning 5 bedroom, Grade II listed property, which dates back to the early 1700s. It has been renovated by the current owners to combine period features with modern touches. This home is located in the highly sought after village of Kenton, near Exeter.**

- **STUNNING PERIOD PROPERTY**
- **RENOVATED BY CURRENT OWNERS**
- **DESIRABLE VILLAGE LOCATION**
- **2 GARAGES**
- **NO ONWAARD CHAIN.**

## The PROPERTY

The property is accessed from a driveway off Mamhead Road, which then leads to a gated entrance onto a further gravelled driveway and turning area in front of the house. The front door leads through to the large entrance hallway/dining room. To the right of the dining room is the impressive living room which includes large highefficiency wood burner fitted in 2021. The downstairs hallway with downstairs WC goes through to the kitchen and there are stairs leading to the first floor. There is a large window which makes the kitchen a lovely bright room and there is plenty of space for a large dining table or island unit in the centre.

On the first floor the master bedroom suite comprises a large double bedroom with walk in wardrobe and further built in wardrobes, a newly installed shower room and WC. There are four further double bedrooms with views over the gardens.

Externally the garden extends a considerable distance in front of the property and includes a gravel driveway. There are sections which are laid to lawn with mature borders, and there is a stream which runs through. Adjacent to the driveway is a double garage of breeze block construction. Beyond the driveway and set away from the main garden is a pathway leading to a 'Secret Garden' - an area of land approximately 150 sqm in size which is hidden behind a tall hedge.









## THE LOCATION

Middle Court Hall is situated in the heart of the picturesque village of Kanton which is home to the Powderham Estate and the Earl of Devon. The village boasts a pub, two restaurants, café, village hall, primary school, and farm shop which houses a post office. Located just 6 miles south of Exeter, close to the beautiful Devon coastline including Starcross sailing club, this home offers countryside living whilst Dawlish train station gives direct access to London Paddington.




## HISTORY

Middle Court Hall originally formed part of the Powderham Estate owned by the Earl of Devon. The house has grown over time with extensions and alterations making it the home we see today. The earliest parts of the house date back to the early 1700s and Court Hall remained a single property until the 1950s when it was split into three properties.

## DIRECTIONS

Follow along the A379 into Kanton, turn right onto Church Street at Rodean Restaurant then turn left onto Mamhead Road. Follow the road around to the right, past the primary school, and the driveway approach into the property is on the right through the opening in the stone wall.



4		bedrooms	2		bathrooms
2		receptions	2		car spaces

**Local Authority:** Teignbridge Council

**Council Tax Band:** G

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

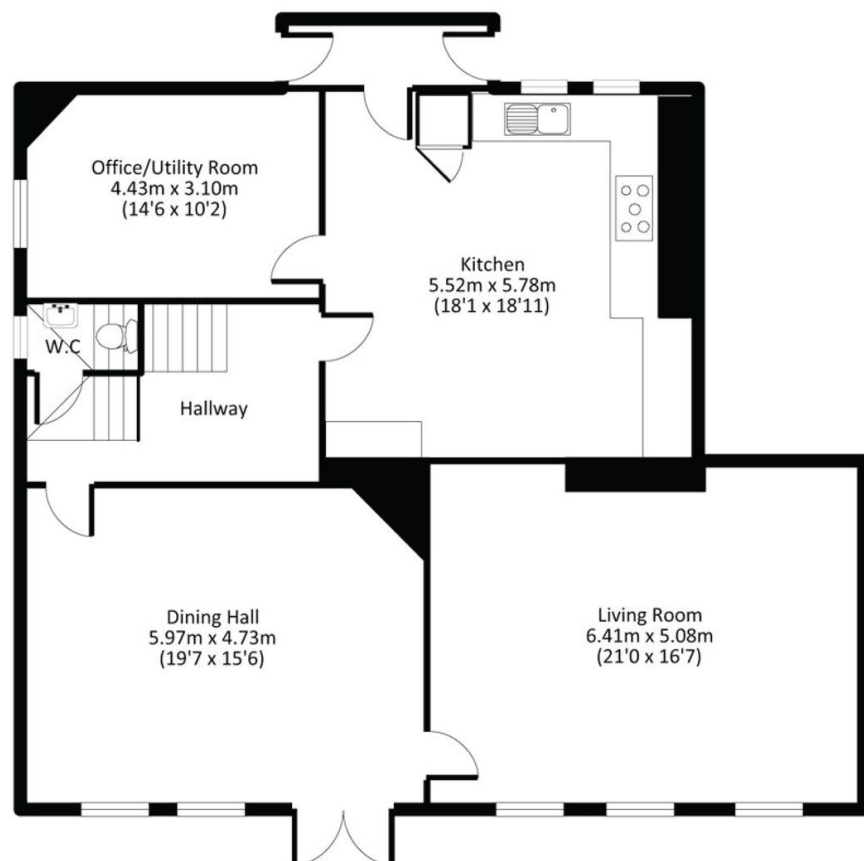
**Energy Efficiency Rating:** D



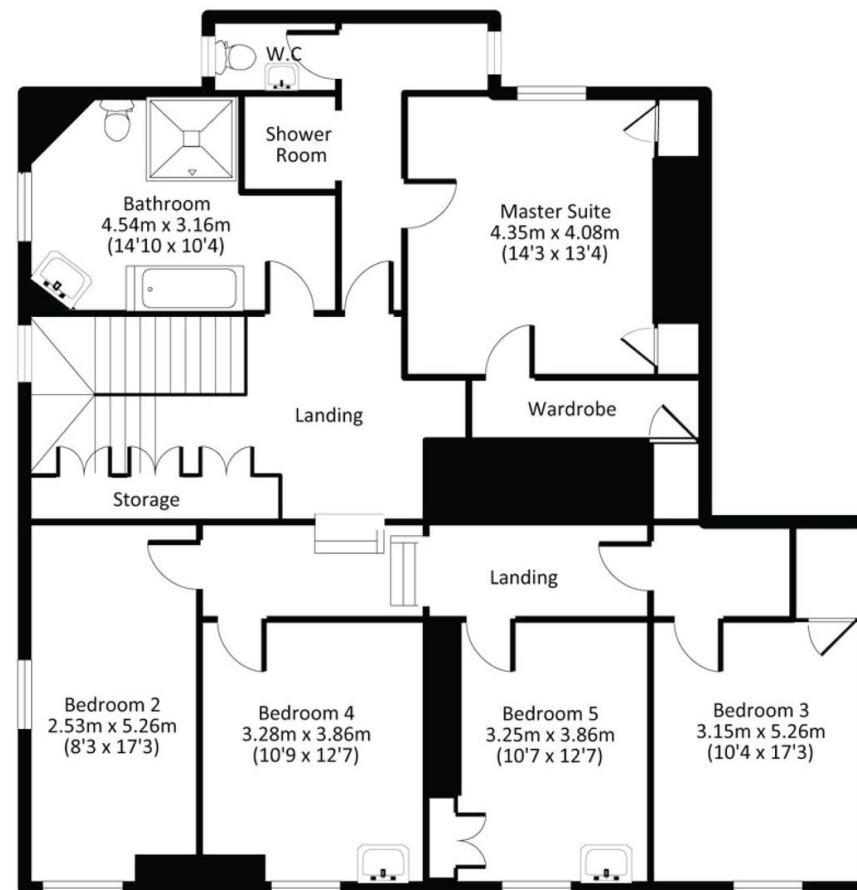








GROUND FLOOR  
120 SQ.M (1291 SQ.FT)



FIRST FLOOR  
130 SQ.M (1393 SQ.FT)

TOTAL FLOOR AREA 250 SQ.M (2684 SQ.FT)

PLEASE NOTE THAT WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS PLAN, ALL MEASUREMENTS ARE APPROXIMATE & NOT TO SCALE. THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND NO RESPONSIBILITY IS ACCEPTED FOR ANY OTHER USE.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.