



Kennford Former Post Office

Kennford, Exeter, Devon, EX6 7TB



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**Former Post Office & Cafe with Pretty Owner's Cottage & 2 Further Boutique Letting Rooms
Prime Village Location & Exceptional Property in Sought-After Area
Flexible Space with Potential Income Streams Including Hospitality, Holiday or Residential Lettings
Alternatively, Would Make Attractive Residential Dwelling(s) Subject to Planning
For Sale By Informal Tender: Tender Date 21st February 2025 at 12 Noon**

LOCATION

Nestled in the heart of Kennford Village, the property enjoys a superb setting just a short drive south of Exeter. The property's strategic position offers immediate access to the A38 and M5, placing it within easy reach of major towns and cities. For those seeking Devon's famed natural beauty, the unspoilt expansive Dartmoor National Park is a short journey to the west, providing countless opportunities for walking, cycling and wildlife activities with breathtaking moorland scenery.

To the south, the glorious South Devon coastline is a short journey away with its sandy beaches, dramatic cliffs and bustling seaside towns, such as Dawlish, Teignmouth, Torquay and Torbay. In proximity to both Dartmoor and the coast makes Kennford a popular choice for those seeking balance of convenience and rural tranquillity, whilst also appealing to the strong year round tourist trade.

DESCRIPTION

An attractive and substantial terrace property, previously trading as a Post Office with ancillary guest accommodation and country cottage home. The property offers a versatile range of space suited to a range of potential business and residential opportunities, subject to the necessary planning consent. The property is currently closed, providing a blank canvas ready for new owners to shape as they wish. The property has been successfully operated for nearly 30 years by the presented owners, who unfortunately have had to retire due to ill health/personal circumstances.

At the ground floor level there is a spacious retail area, being a former Post Office with Cafe to the side. The layout lends itself equally well to a variety of alternative commercial uses, from a local shop, deli or cafe through to specialist retail ventures. To the rear of the property and over part is a charming two bedroom cottage, providing comfortable owner's/managers accommodation with potential to incorporate further letting or residential uses. To the side of the cottage are two beautifully appointed, boutique en-suite letting rooms, previously operating on an Airbnb basis with impressive revenue. To the rear of the property is an attractive, sheltered courtyard.

With its unique blend of accommodation, retail/catering areas and outside space, this property offers enormous flexibility which should appeal to a range of buyers, from home and income seekers to those looking for wider commercial uses. Alternatively, there is the possibility of converting the property to full residential use, subject to the necessary planning permissions.

Ref No: 5110

Offers in Excess of £495,000

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The accommodation briefly comprises:-

GROUND FLOOR

MAIN RETAIL AREA

Spacious shop area with suspended ceiling and strip lighting.

Through to:-

STORAGE ROOM

GROUND FLOOR CAFE AREA

With dedicated **KITCHEN/SERVERY** and separate entrance from main road.

SECONDARY TRADING AREA/REAR ROOM

Previously used for cafe seating. (Originally as part of the private cottage kitchen). Passageway to outside.

TOILET

With WC and wash hand basin.

COURTYARD

Pretty sheltered, private outside area with patio and raised flowerbed.

Through to:-

PRIVATE COTTAGE

KITCHEN

With entrance from courtyard. Country style kitchen with bespoke fitted units and AGA stove. Tiled floor, painted panelling to dado height with exposed painted stone walling over. Stairs up to:-

STUDY AREA & LANDING

LIVING ROOM

With exposed beams, central fireplace and dual aspect windows.

DOUBLE BEDROOM

FAMILY BATHROOM

With walk-in shower, bath, WC and wash hand basin.

Door through to:-

HOLIDAY LETTING UNITS

POSTMANS REST

Double en-suite bedroom with walk-in shower, WC, wash hand basin and towel rail.

Door to outside. Fire escape.

THE NOOK

Double en-suite letting room with walk-in shower, WC and wash hand basin. Fire escape and stairs down to ground floor level.

COACHING ARCH

With iron gates to roadside.

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £3,400. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority.

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COUNCIL TAX BAND C

FOR SALE BY INFORMAL TENDER

Best and final unconditional offers are invited in writing (email acceptable) to the Agents, Bettsworths before 12 noon on Friday 21st February 2025.

Offers should include details of the buyer's circumstances and finances required to purchase, as well as any conditions of the bid.

The successful purchaser will be expected to exchange contracts within 28 days of acceptance.

SERVICES

Heating is by way of all fired central heating system, Mains electricity and water. No gas in the village.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

EPC AWAITED

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. Tel. 01803 212021.



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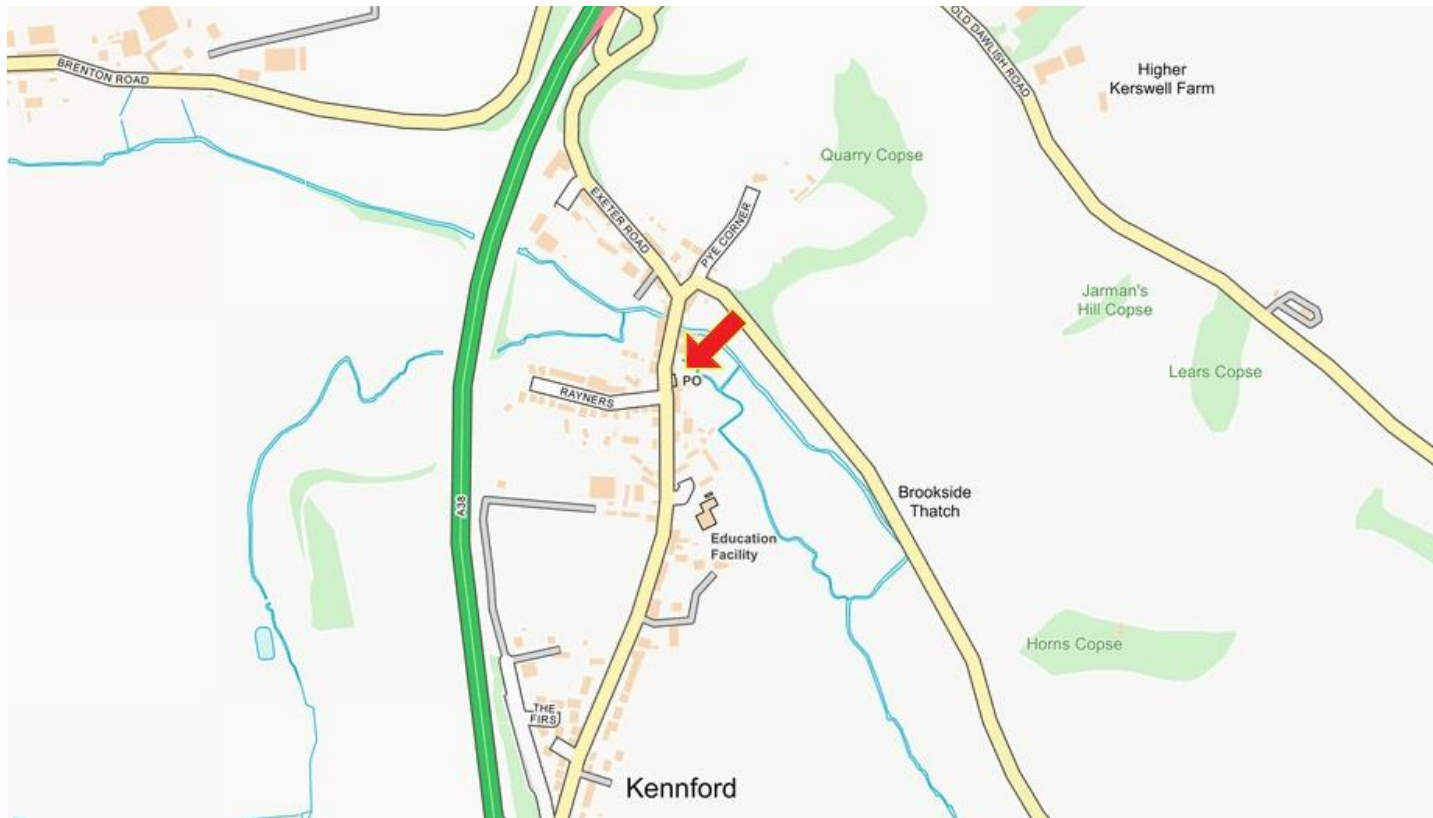
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