



Woodbury House



Woodbury House

Greenway, Woodbury, Devon, EX5 1LS

Darts Farm (2.7 miles), Exeter City centre (7.5 miles)

A fine Grade II Listed period house located in the heart of the village in need of substantial modernisation and updating but offering a huge amount of potential.

- Fascinating 4 bedroom period house
- Central village location
- Detached double garage and driveway parking
- In need of substantial modernisation
- Three reception rooms
- No onward chain
- Courtyard garden
- Freehold
- EPC: G
- Council Tax Band: F

Guide Price £350,000

SITUATION

Woodbury House is situated in the centre of the village of Woodbury, one of East Devon's most sought-after villages, with an excellent range of local facilities including a 15th century parish church, village shop, school, garage and two pubs. Darts Farm and Greendale Farm shops are a short drive, providing an excellent range of quality food shopping. Woodbury Park Golf and Leisure Club is 2 miles, whilst it is in easy reach of the popular beaches of Budleigh Salterton and Exmouth. Woodbury Common with acres of unspoilt land is to the north of the village.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.



DESCRIPTION

Originally constructed in 1781 for the Attorney General of Jersey and on the market for the first time in many years, Woodbury House is a substantial semi-detached Grade II Listed property in need of renovation throughout but offering a huge amount of potential for the next owners. Located in the heart of this highly popular village, a path leads across the garden to the front door which opens into an entrance hall with stairs rising to the first floor. On either side are two spacious reception rooms with sash windows, to the rear, the corridor leads to a snug and beyond to a breakfast room and kitchen. From there, a back staircase leads to a bathroom with panel bath and separate shower cubicle.

On the first floor are two double bedrooms with a linked room that could, subject to the usual planning permissions be converted into an ensuite and there are a further 2 bedrooms on the second floor.

OUTSIDE

To the front is an area of garden which is mainly lawn with a path leading to the front door. On the left is a detached double garage with a driveway in front providing parking for a number of vehicles. Behind the garage is an area of courtyard garden and a door into a store.

SERVICES

Current Council Tax: F

Utilities: Mains drainage, mains electricity and mains water.

Heating: Electric heater (status unknown).

Listed: Grade II Listed

Tenure: Freehold

Standard, ultrafast and superfast broadband available. EE, O2, and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter head out towards junction 30 of the M5 and on reaching the roundabout, go straight across following signs to Exmouth. Turn right at the next one, continue along the dual carriageway and at the next roundabout turn left. Follow the road into Woodbury at the cross roads turn left, continue along and Woodbury House is on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

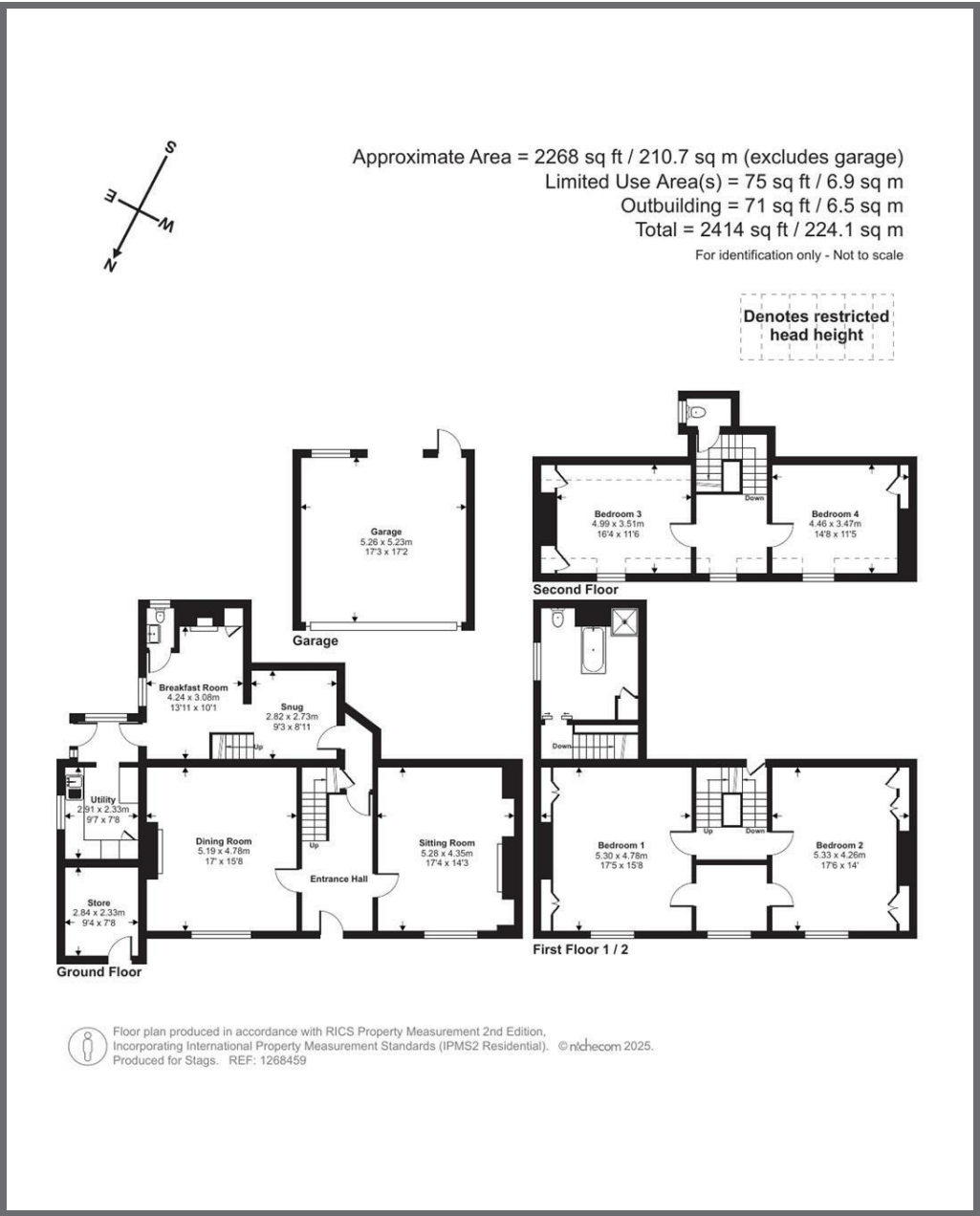


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		17
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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