



L O W E R W O O D M A N T O N F A R M



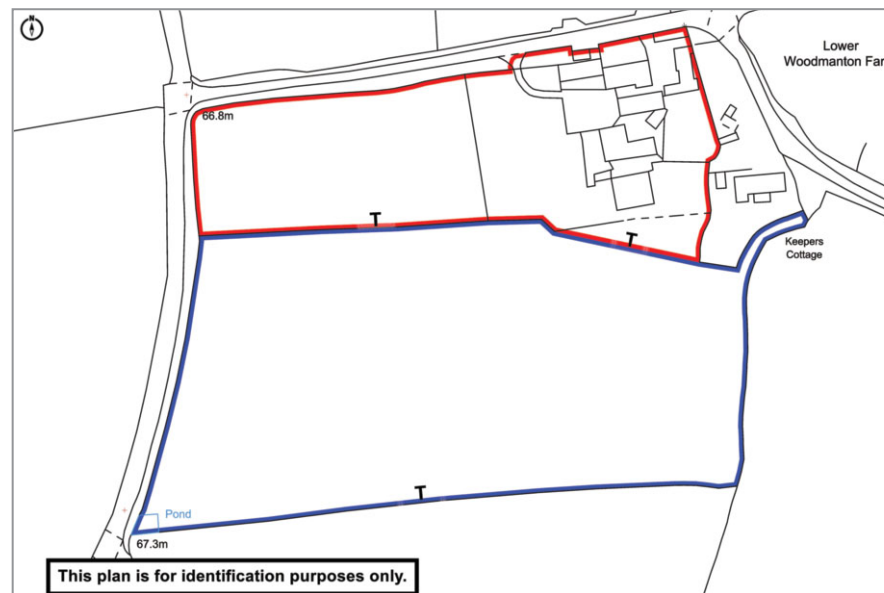
Lower Woodmanton Farm

Woodbury, Exeter EX5 1HG

- Exeter 6 miles • M5 (J30) 5 miles • Exmouth 4 miles • Budleigh Salterton 4 miles

A Grade II Listed 17th century farmhouse in need of improvement in favoured East Devon, with useful buildings and land of 2.61 or 7.47 acres

- Detached house of approx. 2,500 sq ft comprising 2 reception rooms, 2 kitchens, 5 bedrooms and 3 bathrooms, currently used as 2 dwellings
 - Range of traditional barns and covered yard with scope for alternative uses, subject to the necessary consents
 - Attractive rural views
 - Two level pasture fields
 - Overall 7.47 acres



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Situation

The property is situated in a rural location in a favoured part of East Devon, just south of the highly regarded village of Woodbury, which has a good range of local facilities, including Woodbury C of E Primary School, 15th century parish church, village shop, garage and 2 pubs. Though in a rural location the property is only 5 miles from Junction 30 of the M5 motorway. The coastal resort of Exmouth is only 4 miles, with its sandy beaches. The sought after Exe Estuary villages of Lypstone with St Peters Preparatory School and Exton are both only 2 miles, with excellent pubs and facilities. The cathedral and university city of Exeter is 6 miles, which provides a range of facilities befitting a centre of this importance plus a world-renowned university. Exeter International Airport is about 5 miles.

Introduction

The property comes to the market for the first time in over 60 years. The substantial farmhouse was divided many years ago into two parts and for a number of recent years has been let, with the property offering the ability to be used as two properties or reinstated as one substantial family home, subject to the necessary consents.

The buildings offer scope and potential for other uses (subject to the necessary consents) and the quality level grazing land complement the property well.

The House

The house is Listed Grade II and the notes state that it dates from the late 17th century, although the property has been adapted and altered over the centuries.

Cross-passage hall with historic door and shower off. Sitting room with two historic beams, window seat, shutters, wall cupboard. Modern fireplace in front of believed inglenook. Kitchen with cupboards and sink plus Rayburn (disconnected). Utility room. Second kitchen with range of cupboards and drawers. Living room with brick fireplace, door to garden and second staircase to first floor.

On the first floor off the main staircase there is a landing with historic doors and old panelling. There are 3 double and 1 single bedrooms. Family bathroom. At the other end there is Bedroom 5, a large double room enjoying wonderful rural views plus en suite shower room.

The Gardens

The house has small gardens to the front and behind is the farmyard. Beyond the buildings there is a former kitchen garden with former cold frames.

The Farm Buildings

To the east of the house there are a delightful range of mainly brick and tiled 19th century buildings, one providing a carport and 3 stables opposite which are 3 former piggeries. Adjoining garage/workshop with roller door along with 3 stores. The Great Barn at the rear of the house is of stone, brick and cob construction (48'x18'). Adjoining the lane is a former cart house of brick and tile. Covered yard 35'x 30' of timber and galvanised iron.

The Land

There is an area of land behind the house being a former orchard. To the west is an excellent level pasture field with long road frontage to two sides. In total Lot 1 amounts to about 2.61 acres.

To the south is Lot 2 which is a level pasture field of about 4.86 acres with excellent road frontage.

Services

Mains water, mains electricity, private drainage. Jurassic Fibre Ltd have offered one free to the farmhouse.

Directions

From Junction 30 of the M5 motorway, proceed on the A376 towards Exmouth, continuing on that road after the 1st roundabout. After 2 miles at the next roundabout turn left onto the B3179. In Woodbury on the main road turn right at the crossroads and after a third of a mile, on the sharp corner by Higher Venmore, turn left. After a further half mile, take the second left up an un-signposted lane and after 200 yards Lower Woodmanton is on the right.

Local Authority

East Devon District Council
eastdevon.gov.uk
Telephone: 01404 515616

Viewing

Strictly by appointment through Stags on 01392 255202.

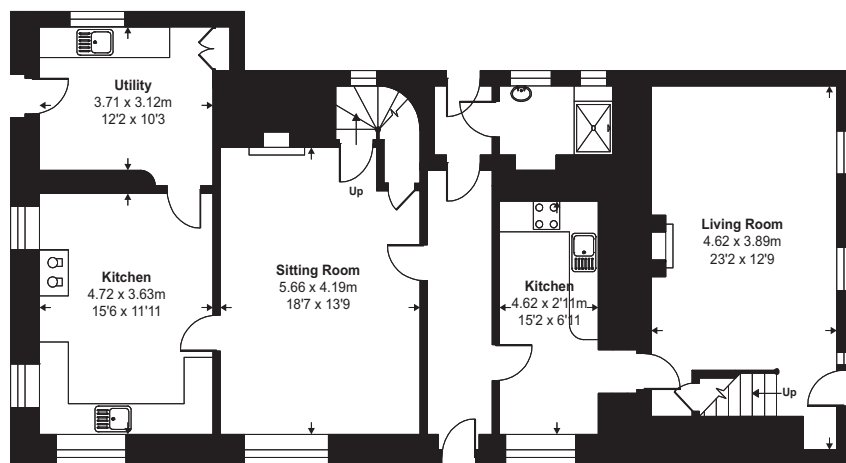
Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.

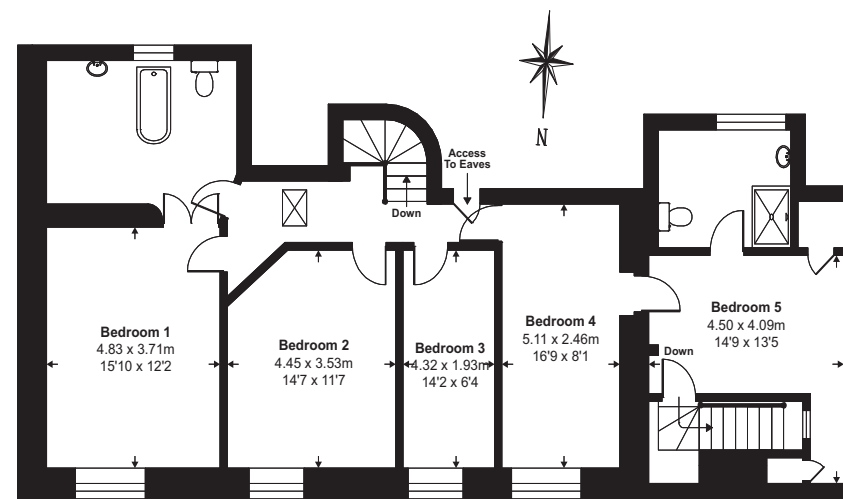


Approximate Area = 2426 sq ft / 225.3 sq m

For identification only - Not to scale



Ground Floor



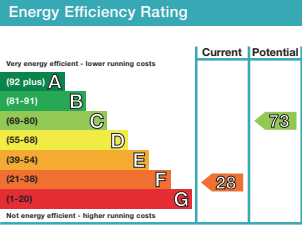
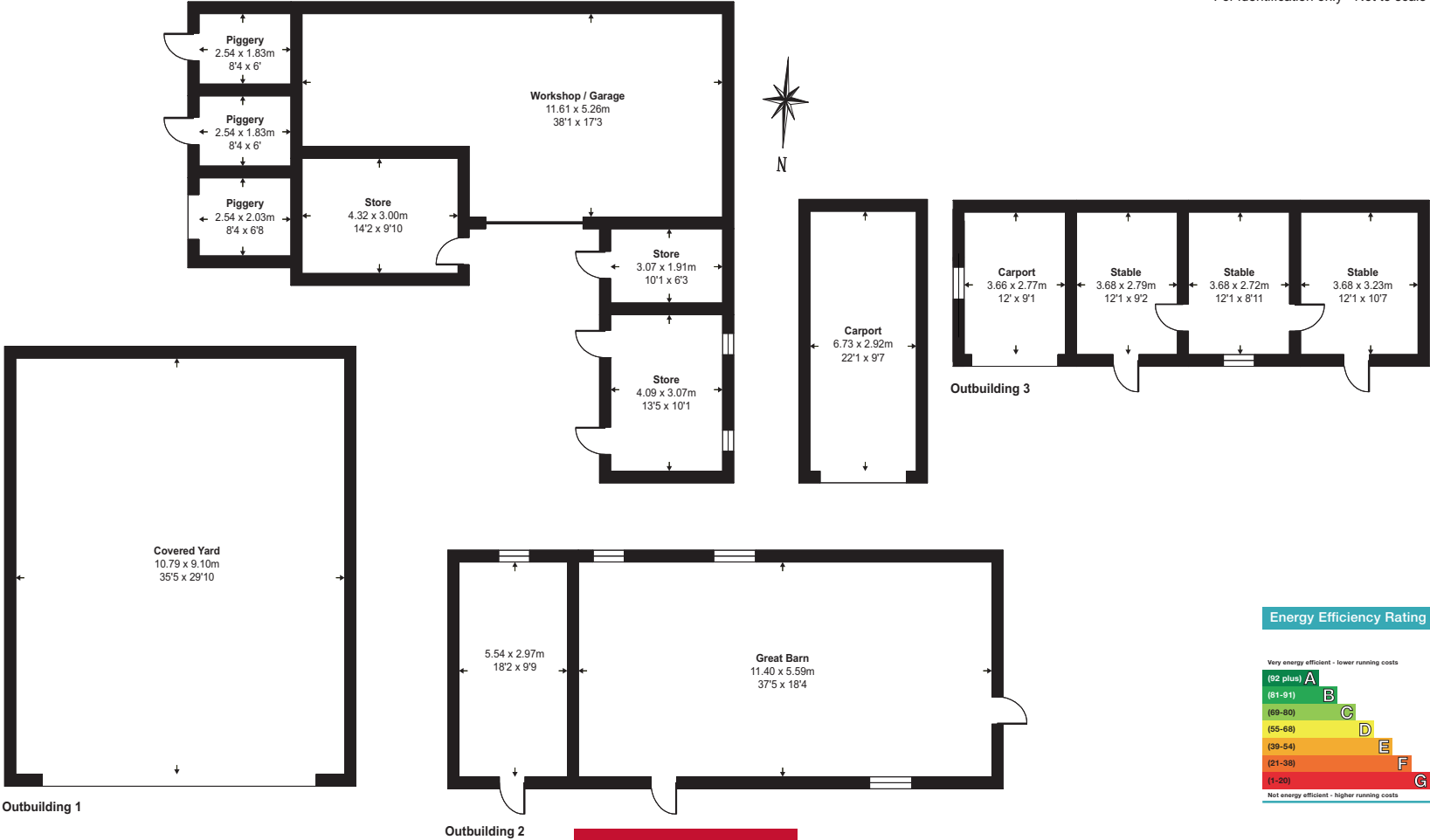
First Floor



M A I N H O U S E

Outbuildings = 3588 sq ft / 333.3 sq m (excludes carports)

For identification only - Not to scale



O U T B U I L D I N G S

