



## Winslade Manor Exmouth Road, Clyst St. Mary, Exeter, EX5 1AR

Guide Price £500,000

Situated in an elevated position between the popular East Devon villages of Clyst St Mary and Cyst St George Weekes are pleased to present this exceptionally spacious and well appointed detached property. The properties are united in one building but offer separate accommodation, each with their own front door, facilities and gardens, a main house and annex. Possibility to turn both into one large property (with planning permission) should the need arise. Alternatively, the property could be for semi commercial uses such as a day care centre, care accommodation, offices, etc. Three acres of land available by separate negotiation.



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**Directions:**

From the city head towards the motorway. Pass under the motorway and follow road sign posted Sidmouth/Exmouth. At next roundabout take third exit heading towards Exmouth and Budleigh Salterton. After 1 mile take slip road on right towards garage. Stay to left of garage and proceed up gravel drive. Property on left at the top of road.

**Covered porch:**

UPVC part glazed door to reception hallway. Window with aspect to the front. Single panelled radiator with thermostatic valve. Half glazed front door to

**Reception hall:**

Alarm panel. Door to under stairs cupboard. Double panelled radiator with thermostatic valve. Door to

**WC:**

Close coupled corner wc. Ladder style radiator with thermostatic valve. Pedestal wash hand basin. Window with aspect to the front.

**Sitting room:**

**16'5 x 12'11 (5.00m x 3.94m)**

Contemporary fireplace with hearth and fitted open flame gas fire. Television point. Telephone point. Two double panelled radiators with thermostatic valves. Coved ceiling. Two windows with aspect to the front.

From hall arch to

**Kitchen/diner:**

**29'2 x 11'3 (8.89m x 3.43m)**

**Kitchen:**

Superbly fitted natural wood kitchen with extensive range of wall mounted and base units with roll edge worktops and up stands. Various glass fronted display cabinets. Inset polycarbonate one and a half bowl sink drainer. Inset five ring hob with extractor canopy over. Built in double oven. Two integrated fridges. Two integrated freezers. Integrated dishwasher. Wine chiller/ice maker. Pelmet lighting. Inset lighting. Laminate flooring. Window with aspect to the rear garden.

**Dining room:**

Extensive range of built in dresser units with some glass fronted display cabinets. Television point. Double panelled radiator with thermostatic valve. Two glazed doors to

**Garden room:**

**16'5 x 14'3 (5.00m x 4.34m)**

Dual aspect windows to rear garden patio. Double panelled radiator with thermostatic valve. Laminate flooring. Doors to garden.

From hallway

Stairs to

**Landing:**

Window with aspect to the front with views over countryside. Double panelled radiator with thermostatic valve.

**Bedroom one:**

**12'11 x 11'1 (3.94m x 3.38m)**

Two UPVC double glazed windows with aspect to the front. Extensive built in dresser unit. Television point. Double panelled radiator with thermostatic valve. Open plan to



**Dressing room:****10'4 x 7'5 (3.15m x 2.26m)**

Extensive range of matching wardrobe units and matching dresser unit. Access to loft space. Vanity with post formed worktops with ceramic wash hand basin. Double panelled radiator with thermostatic valve. Window overlooking garden and fields. Door to

**Ensuite:**

Generous walk in shower with marble style walls. Electric ventilation. Inset lighting. Vanity unit with inset ceramic wash hand basin and concealed cistern wc. Chrome ladder style radiator with thermostatic valve. Window with aspect to the side.

**Bedroom two:****11'3 x 10'10 (3.43m x 3.30m)**

Extensive range of built in wardrobes with top box storage. Further built in cupboard/airing cupboard. Double panelled radiator with thermostatic valve. Window overlooking garden. Door to

**Ensuite:**

Vanity unit and concealed cistern wc. Pedestal wash hand basin. Shaver socket. Large walk in shower with marble effect walls. Ladder style radiator with thermostatic valve. Electric ventilation. Inset lighting. Window with aspect to the rear.

**Outside:**

Front garden - Hard landscaped area with raised bed gardens. Outside lighting. Copious parking.

Rear garden - Large level private garden backing onto fields. The garden is fully enclosed and hard landscaped with raised flower beds and shrub borders. Generous garden store with power and light. Outside lighting.

Planning permission for double garage.

**Winslade Lodge**

Front door to

**Reception hallway:**

Alarm panel. Door to under stairs cupboard. Double panelled radiator with thermostatic valve. Door to

**WC:**

Vanity unit with ceramic wash hand basin. Close coupled wc. Ladder style chrome radiator with thermostatic valve. Window with aspect to the front.

**Kitchen/diner:****22'2 x 11'4 (6.76m x 3.45m)****Kitchen:**

Superb natural wood fitted kitchen with roll edge worktops arranged to provide breakfast bar. Marble type splash backs. Inset sink drainer. Inset 5 ring hob with extractor over. Built in double oven with warming drawer. Integrated fridge. Integrated freezer. Built in drinks chiller. Built in dishwasher. Washing machine space. Plinth and pelmet lighting. Laminate flooring. Window with aspect to the front.

**Dining room:**

Double panelled radiator with thermostatic valve. Half glazed patio doors to



**Sitting room:****19'2 x 13'1 (5.84m x 3.99m)**

Dual aspect windows and part glazed doors with aspect to the front. Two double panelled radiators with thermostatic valves. Television point. Telephone point. Wall light points.

**Games room:****18' x 12' (5.49m x 3.66m)**

Fully glazed patio doors to garden and glazed panels with aspect to the side. Two double panelled radiators with thermostatic valves. Television point. Laminate flooring.

Stairs to

**First floor landing:**

Extensive range of built in wardrobes. Access to loft. Door to linen cupboard.

**Bedroom one:****15'11 x 11'7 (4.85m x 3.53m)**

Window overlooking garden and fields. Double panelled radiators with thermostatic valve. Television point. Range of built in wardrobes and dresser. Door to

**Ensuite:**

Vanity unit with inset ceramic wash hand basin and concealed cistern wc. Large walk in shower with marble style laminate walls. Inset lighting and ventilation. Ladder style radiator. Window with aspect to the side.

**Bedroom two:****10'5 x 10'2 (3.18m x 3.10m)**

Window with aspect to the front. Double panelled radiators with thermostatic valve.

**Bedroom three:****10'2 x 7'3 (3.10m x 2.21m)**

Window with aspect to the front. Double panelled radiators with thermostatic valve.

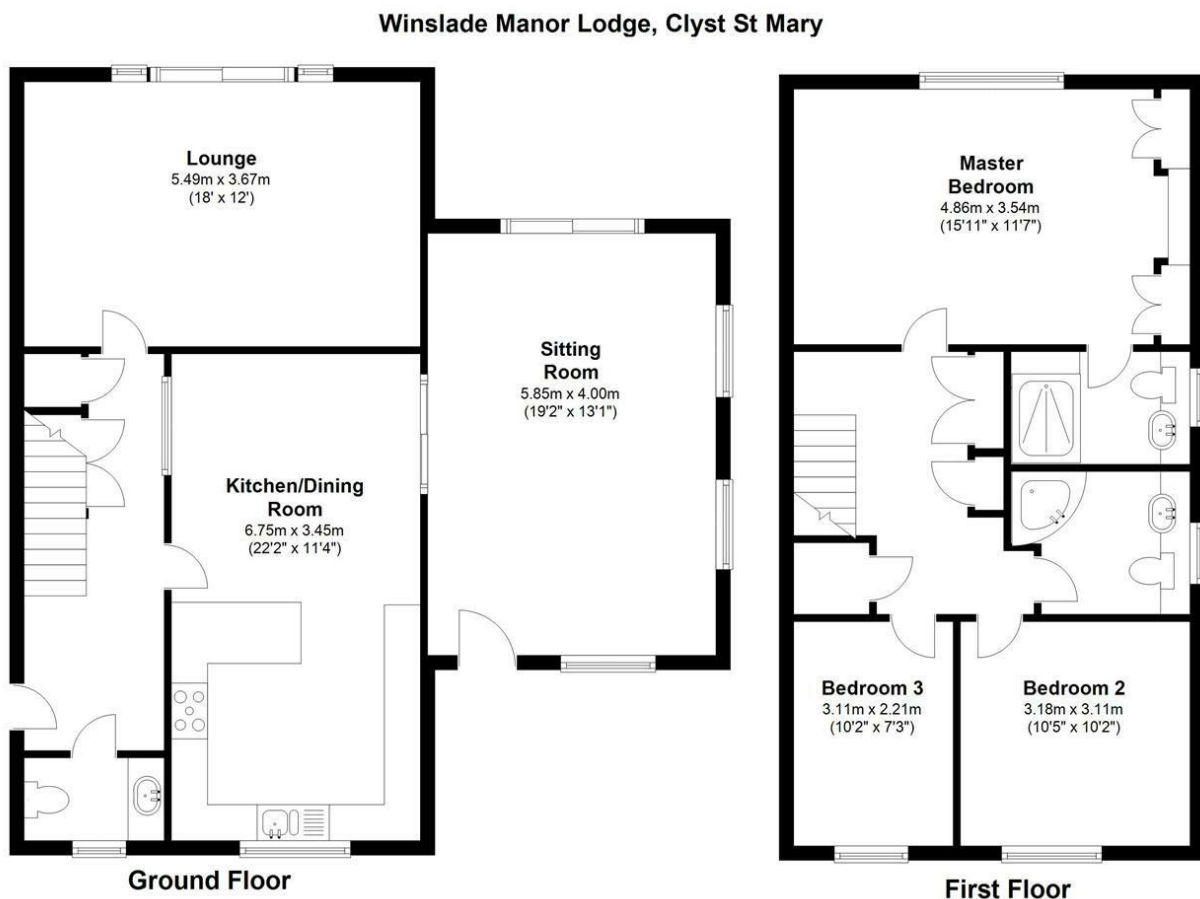
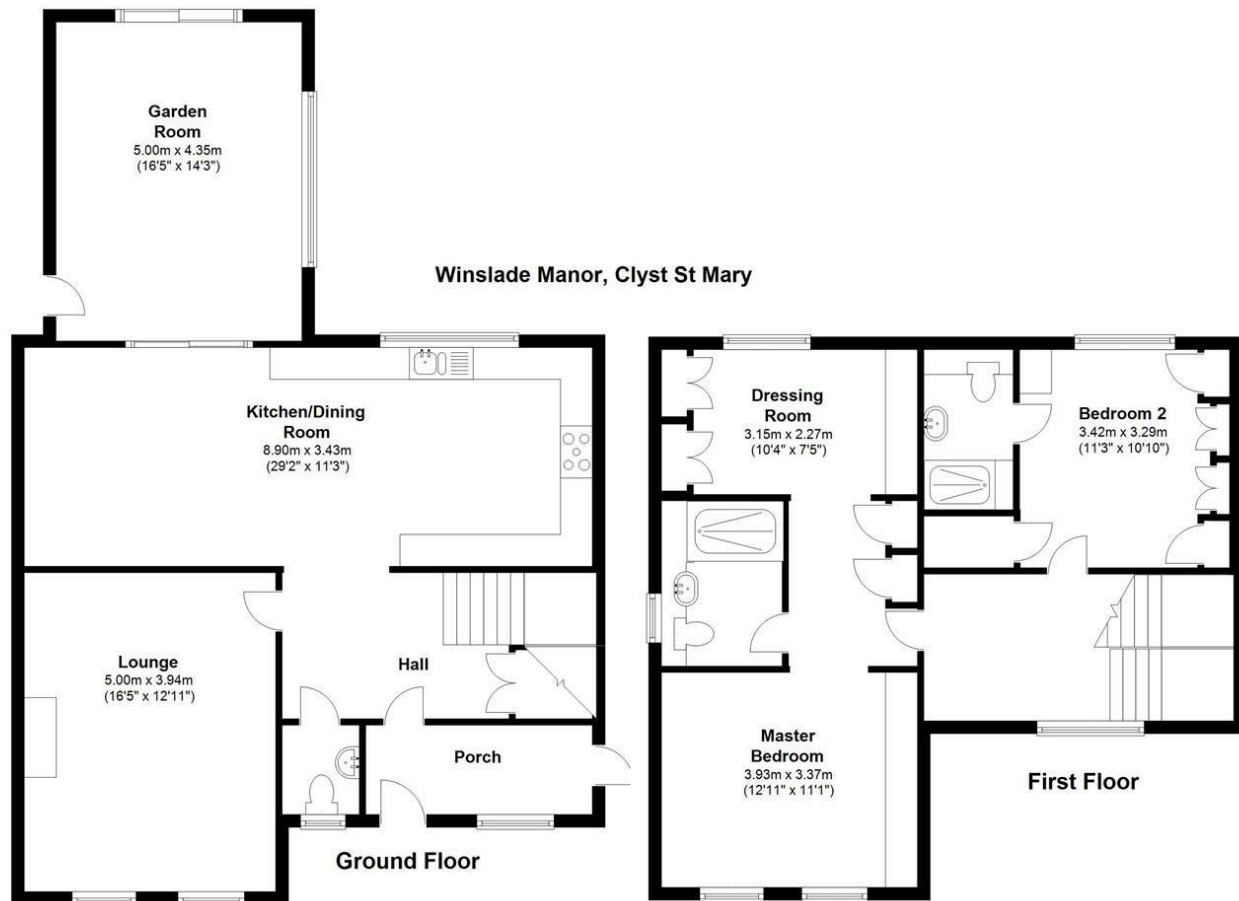
**Family bathroom:**

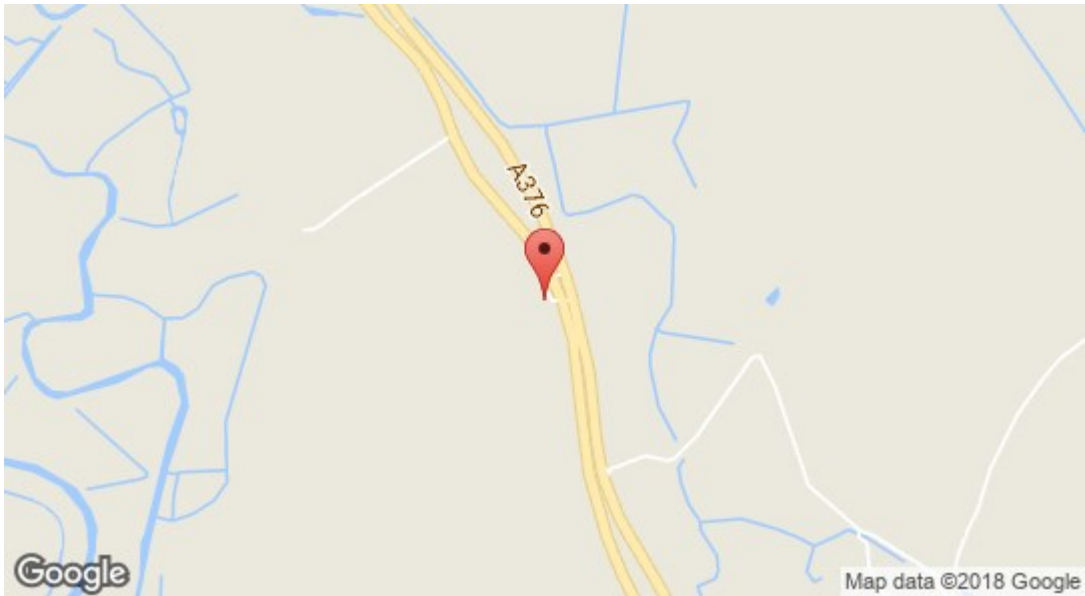
Corner bath with shower over in fully tiled enclosure. Vanity unit with inset ceramic wash hand basin and concealed cistern wc. Partially tiled walls. Wall light points. Inset lighting and ventilation. Ladder style radiator with thermostatic valve.

**Outside:**

Large hard landscaped patio. Lawned area with play area. Fully enclosed by quality fencing. Good degree of privacy and outlook over countryside. Raised flower beds. Outside lighting. Outside tap. Copious parking space to front.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		