

Woodbridge House, Wembworthy, Devon, EX18 7SN



Price guide £850,000

Property Description

****A BEAUTIFUL RURAL EQUESTRIAN SMALLHOLDING OCCUPYING APPROXIMATELY 5.2 ACRES****

****PEACEFUL COUNTRYSIDE POSITION WITH STUNNING COUNTRYSIDE VIEWS****

****OUTBUILDING (WITH CONVERSION POTENTIAL)****

****LARGE WORKSHOP & DOUBLE GARAGE****

****FLOOD LIT MANÈGE & STABLES WITH TACK ROOM, FEED STORE & HAY LOFT****

****PADDOCKS & TRACTOR STORE****

****GREAT COMMUTER LINKS WITH EXETER JUST 20 MILES AWAY****

Local Area

Woodbridge House is enviably situated within a peaceful & private location enjoying far reaching countryside views across the Taw Valley and surrounding countryside. The picture postcard village of Winkleigh is just a few miles away offering a number of useful amenities including a good general store, a butcher's shop, post office, two pubs and a vets. There are two churches, a doctor's surgery, a hairdressers, two garages and a village primary school with attached pre-school group. Children of Secondary School age are served by Chulmleigh Academy School.

This lively and vibrant community also has the benefit of a Community Centre and a Village Hall, both are well used by local clubs and classes. There is a Sports Centre with football pitch and tennis courts as well as indoor bowls and badminton.

Other local facilities & social activities include several challenging golf courses, fishing lakes, bridal pathways and public footpaths offering many varied countryside walks and outdoor pursuits. The north Devon coastline is also within easy reach with its many sandy beaches and water sport facilities.

Communication links are good, with mainline rail services to London Paddington from both Tiverton & Exeter. The M5 Motorway can be joined at Exeter or Tiverton and the A30 can be joined at Okehampton.



Accommodation

Woodbridge House, originally roundhouse and threshing barn, sits in grounds extending to approximately 5.2 acres. The building dates from the 19th Century and has since been sympathetically converted using a wide range of traditional materials including stone, green oak and some original timbers.

The building has been designed so that the principal reception rooms enjoy beautiful views over the property's gardens and surrounding countryside. Whilst retaining many original features, the building incorporates many modern facilities and is fully double glazed.

The accommodation is arranged over two floors and has good proportions throughout, briefly comprising of a reception hall, drawing room, garden room, kitchen/dining room, office, a study or ground floor bedroom, utility room and ground floor W.C. To the first floor there are three further bedrooms with en-suite shower room to bedroom one and a family bathroom.

Entrance Hall

A welcoming entrance hall with double height ceiling, exposed beams, stone work, fitted carpet, two full height windows and stairs to galleried landing.

Study or Ground Floor Bedroom 3.48 x 2.44 (11'5" x 8'0")

A versatile room with fitted carpet, radiator and double glazed window.

W.C

With part tiled walls, corner wash hand basin, w.c, radiator and extractor fan.

Utility Room

With space & plumbing for a washing machine, tumble dryer and further white goods, two fitted cupboards and door to garden.

Drawing Room 8.56 x 5.18 (28'1" x 16'11")

A character filled room featuring a curved stone fireplace with inset multi-fuel burning stove, exposed stonework wall, exposed ceiling timbers, fitted carpet, two double glazed windows, French doors to the Kitchen/dining room and further doors to the garden room and reception hall.

Garden Room 6.17m x 5.97m (max) (20'2" x 19'7" (max))

Light and airy with full height windows allowing access to the gardens & stunning countryside views, two sets of French doors, vaulted ceiling with fixed roof lights, solid wood flooring, 2 radiators and a warming LPG gas fuelled stove.

Kitchen/Dining Room 7.24 x 7.24 (max) (23'9" x 23'9" (max))

Designed with social living and entertaining in mind with a range of matching wall/base storage units, granite work surface areas, Oil fired Rayburn and centre island with inset LPG gas ringed hob. Further features include a built in 'Neff' electric oven & dishwasher, integrated fridge/freezer, two inset circular sinks, full height double glazed windows allowing stunning views, vaulted ceiling and solid wooden floors.

Office Area

A useful area with double glazed window and door to the garden

Rising to The First Floor

Galleried Landing

A lovely feature to the property with fitted carpet, exposed stone work walls, window and hand-railed balustrades overlooking the entrance hall.

Bedroom One 5.00 x 5.17 (max) (16'4" x 16'11" (max))

A set of double doors open onto a Juliet balcony allowing plenty of natural daylight into a well presented room with fitted carpet, fitted wardrobes and exposed stone work and beams.

En-suite

With fully tiled shower cubicle with mains fed shower, wash hand basin with vanity storage cupboard beneath, w.c, heated towel rail and window.

Bedroom Two 5.23 x 2.69 (17'1" x 8'9")

Dual aspect with vaulted ceiling, exposed beams and fitted carpet.

Bedroom Three 3.58 x 2.72 (11'8" x 8'11")

With French doors opening onto a Romeo & Juliet Balcony, fitted carpet and character exposed stonework wall.

Bathroom

Fully tiled with traditional white suite comprising of a double ended bath with central mixer shower attachment, pedestal wash hand basin, w.c, heated towel rail and airing cupboard.

Gardens & Grounds

The property is approached via Woodbridge Lane leading to a gravelled parking/turning area and stone built double garage with electrically operated door. To the side and rear of the house, the gardens have been beautifully landscaped with a deck and terrace, enjoying far reaching views over the Taw Valley and surrounding countryside. The gardens, which are a plantsman's delight, have been filled with a variety of mature trees and shrubs, and have well stocked borders.

Annex Outbuilding 18.62 x 6.71 (61'1" x 22'0")

To the side of the driveway, there is a stone faced annexe building, which in the past has had planning permission for conversion to an indoor swimming pool and gym. This building has a separate power supply and could be converted to provide additional accommodation, subject to the necessary consents.

Double Garage 5.97 x 5.97 (19'7" x 19'7")

With electric door, fitted power & light, hot & cold water supply, rear door and window.

American Style Barn 10.62 x 9.88 (total floor area) (34'10" x 32'4" (total floor area))

A substantial American style barn provides flexible stabling for 2 – 3 horses, large door for vehicle access. There is a tack room, hay loft and feed store and separate door leading to concrete holding yard. The stables also benefit from having front and rear outside lighting.

Tractor Store 13.72m x 9.14m (45 x 30)

A concrete path leads to the tractor and implement shed, with workshop/storage and loft over. This building has a concrete floor with three hard-standing bays and has a water & electric supply and outside lighting.

Large Workshop 8.84 x 7.01 + 5.46 x 4.27 (29'0" x 22'11" + 17'10" x 14'0")

To the west of the garden, there is a modern timber insulated building, currently used as a woodwork & metal workshop with smooth concrete floor. This building also has a separate power, water supply, outside lighting and could easily be used for the storage of vehicles or other collections.



Mobile Field Shed 4.06 x 3.45 (13'3" x 11'3")

A handy moveable field shed set on a steel base.

Services

Mains electricity and water.

Private drainage.

Oil-fired central heating.

LPG Gas for cooking.

Council Tax Band 'G'

Tenure

Freehold

Viewing

To make an appointment to view this property please contact Howes Estates on 01837 83393

Consumer Protection from Unfair Trading Regulation

As the sellers agents we are not surveyors or conveyancing experts & as such we cannot & do not comment on the condition of the property, any apparatus, equipment, fixtures and fittings, or services or issues relating to the title or other legal issues that may affect the property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. You are advised to check the availability of any property before travelling any distance to view.

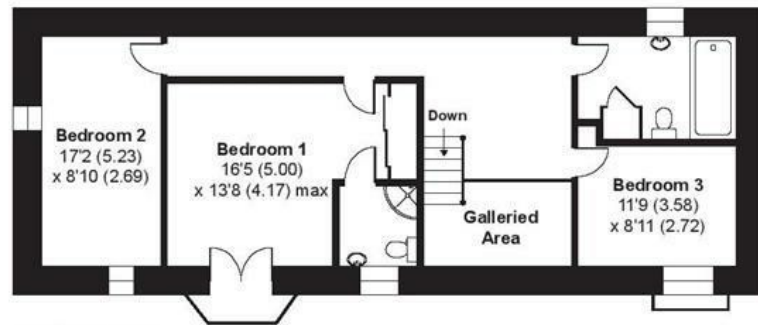


Directions

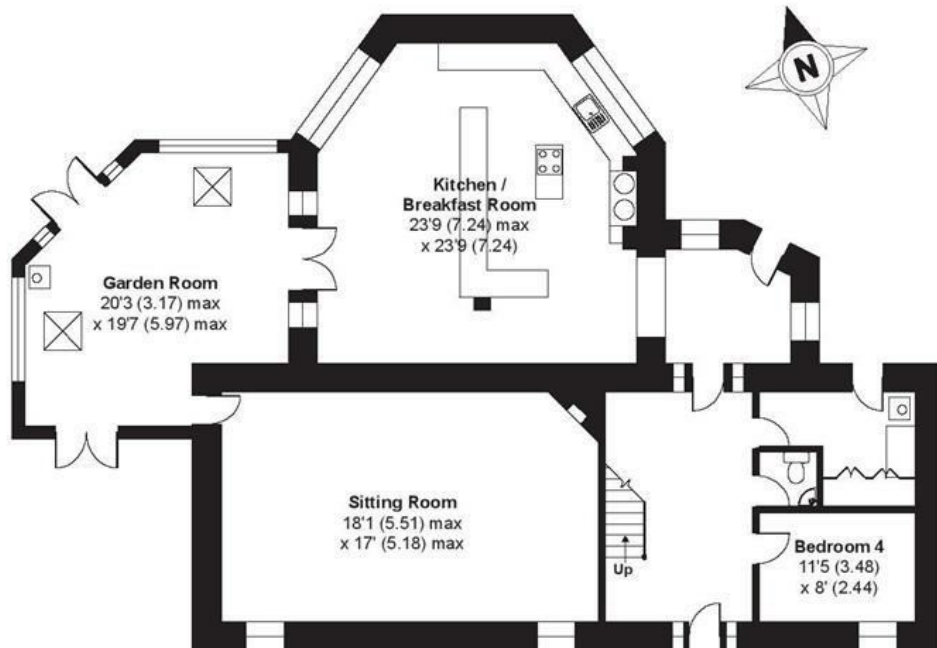
From the Winkleigh office drop down to the main road and turn right onto the the A3124 and then onto the B3220. Travel onward for approximately 4 miles. At Taw bridge cross turn right signposted North Tawton and climb the hill. Turn left signposted Woodbridge House and follow the lane to the property.

Wembworthy, Chulmleigh

APPROX. GROSS INTERNAL FLOOR AREA 3213 SQ FT 298.4 SQ METRES
(EXCLUDES OUTBUILDINGS & INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	47	67
England & Wales	EU Directive 2002/91/EC	