STAGS

Brooklands & Camp Site

Brooklands & Camp Site , Woodbury Salterton, Exeter, Devon EX5 1EL

The South Coast 4 miles / Exeter 8 miles

A versatile income generating property in a favoured part of East Devon

- Historic 4-bed farmhouse including annexe
- Two 2-bed cottages
- Profitable caravan & camping site
- Extensive outbuildings
- Mature gardens with pond

Offers In Excess Of £950,000

SITUATION
Brooklands is situated in a favoured location to the north of the village of Woodbury Salterton and about half a mile south of the A3052, ensuring excellent access to the M5 motorway etc. Woodbury Salterton is a sought after village with a church, primary school and pub. The larger village of Woodbury (2.5 miles) has a wider range of facilities. The property is only 5 miles from Junction 30 of the M5 motorway, whilst a similar distance to the north is Exeter International Airport. The coastal resorts at Sidmouth, Budleigh Salterton and Exmouth are all within easy reach and excellent water sports can be enjoyed from these areas and the Exe Estuary.

DESCRIPTION
Brooklands has been developed into an excellent income-generating property with potential for further development, subject to the necessary consents. The house has been temporarily subdivided for dual family occupation, whilst nearby are two well -equipped cottages with full residential consent providing useful income. The site also has a well-appointed camping and caravan site.

THE HOUSE
This historic property is Grade II Listed and the Listed Buildings notes state that it dates from the 15th Century or early 16th Century.

The house has been sub-divided into two parts in recent years (one half serving as a self-contained annexe) and the principal house accommodation comprises; Sitting room with fine inglenook fireplace with wood burning stove and heavy bressumer beam and timbers plus stone floor. The dining room also has a stone floor and ceiling timbers. The kitchen is attractively fitted with a range of cupboards and drawers, Belfast sink and oil-fired Aga, granite worktops. The utility room has two doors to outside and plumbing for washing machine. Wet room.

On the first floor are three double bedrooms with exposed timbers. The bathroom has an exposed cruck beam and other timbers with panel bath, wc and basin in vanity unit.

Presently used as an annexe, the other side of the house features the historic cross passage hall with exposed beams and timbers and stone floor. Second kitchen with exposed roof timbers. The second sitting room has a vaulted ceiling, wood burning stove and exposed timbers, off which is a cloakroom with timbered ceiling. The garden room enjoys a wonderful outlook over the gardens. A second staircase leads up to bedroom 4 with a vaulted ceiling, attractive outlook to the garden, along with an en suite bathroom.

THE GROUNDS
There is a large garden to the side of the house with a paved patio area with pergola with vine, jasmine and honeysuckle,
under which is a bbq area plus sink. Sweeping lawns extend beyond with a large pond, with a bridge to an island and many specimen shrubs and trees, including willow and gunnera bordered by the Grindle Brook to the south. Overall a very secluded area.

There is a concrete block garage/store building with planning consent to convert into an office with decking area beyond. There is an aluminium greenhouse and a raised vegetable area, plus a second timber garden store.

Versatile, lockable store building (11m x 6m) of primarily timber with profile steel walls and roof.

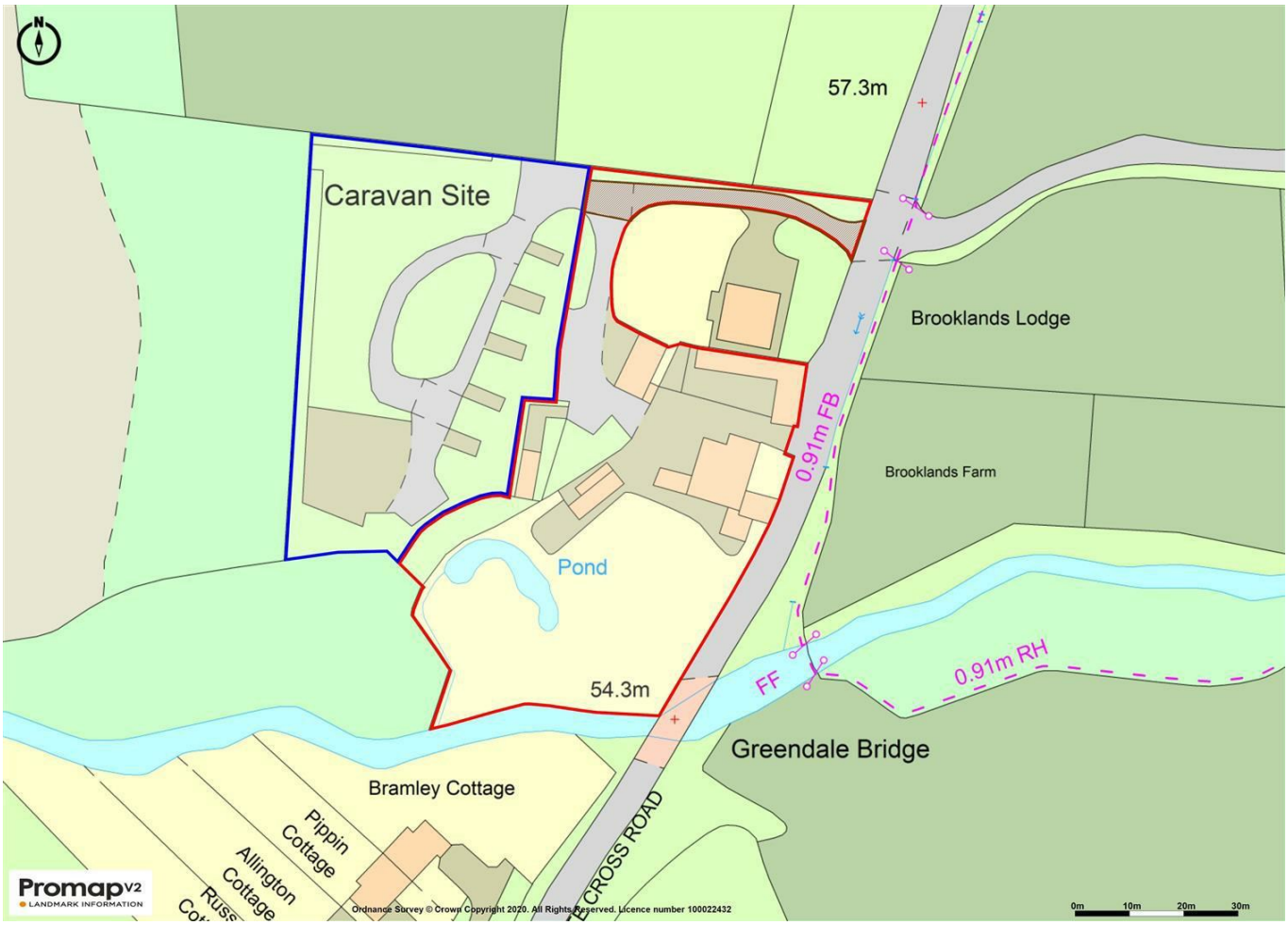
The Cottages - These are known as Poppies and Owls and each have 2 bedrooms, shower room, kitchen and sitting room with exposed timbers. They each have their own patio areas and are timber clad under tiled roofs. There is a joint laundry.

THE CAMP SITE
This is situated a suitable distance away from the house and is a Listed Site (LS) with 16 hard standing serviced pitches plus 1 static caravan. In a tucked away position is a timber shower block with both ladies and gents wet room, two ladies loos, two gents loos, wash basins plus chemical disposal point. Laundry with coin operated washing machine and tumble dryer.

SERVICES
House - Mains water, electricity and drainage. Oil-fired central heating.
The camp site - Mains water, electricity and drainage.

OUTGOINGS
Council Tax Band F for Brooklands and Council Tax Band C for each of the cottages. The camping site has a rateable value of £6,100 but small Business Rates Relief applies, so nil is paid.

DIRECTIONS
From Junction 30 of the M5 motorway proceed east on the A376 and at the first roundabout proceed on the A3052 towards Sidmouth. After a further 3 miles, at Nine Oaks Cross, turn right just before the White Horse pub, signposted Woodbury Salterton. The entrance to the property is within a third of a mile on the right.



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

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202
exeter@stags.co.uk

stags.co.uk