Thorns Orchard

STAGS

Thorns Orchard

Woodbury, Exeter, EX5 1LG

Exeter centre (10.3 miles), M5 junction 30 (5.5 miles), Exeter airport (8.8 miles)

On the market for the first time in many years, a detached chalet style bungalow set in grounds of around 2.3 acres with a range of outbuildings.

- No onward chain
- Paddock and grounds of around 2.3 acres
- Short walk to centre of the village
- Large garage
- Freehold
- Ample driveway parking
- Scope to extend and convert the roof space (stp)
- Stabling and outbuildings
- Views over neighbouring fields
- Council tax band: E

Guide Price £650,000

SITUATION

Thorns Orchard is situated at the end of a private lane close to 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 school, shop, 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.

ACCOMMODATION

On the market for the first time in many years, Thorns Orchard was constructed for the current owners around 35 years ago in what was believed to be a former orchard and nursery. The accommodation extends to around 1700 sq ft in total with scope to update and extend if required. The majority of the accommodation is on the ground floor with a spacious sitting/dining room with sliding doors leading to the garden. The kitchen is fitted with a range of wood fronted base, wall and drawer units with a free standing electric cooker and a stainless steel sink and drainer. Across the hall is a useful utility room with an adjoining conservatory/boot room.

Further along the hall are 3 bedrooms, including a master bedroom with ensuite shower room and a range of fitted cupboards. There is also a main bathroom with panel bath with shower over, low level W.C and a hand wash basin. Stairs rise to the first floor where there is a 4th bedroom with Velux windows and from the landing at the top of the stairs a door into a large loft space giving scope, subject to the usual consents, for another bedroom.

OUTSIDE

One of the main features of Thorns Orchard are the grounds which extend to around 2.29 acres in total, very rare for a property within walking distance to the centre of Woodbury. Approached along a private road, to the front is a good sized driveway leading to a double garage with 2 metal up and over doors and a large area of level lawn surrounding the house on all sides and leading off the sitting room is a large patio ideal for outside dining and overlooking fields.
Running along side a stream, a path leads to a paddock to the rear, gently rising with a number of outbuildings including a timber work shop and a large shed with stabling.

SERVICES

Utilities: Mains water, electricity and drainage
Heating: Oil fired central heating
Tenure: Freehold
Current council tax band: E
Standard and superfast broadband available (Ofcom)
O2, Three, EE and Vodafone mobile networks available (Ofcom)

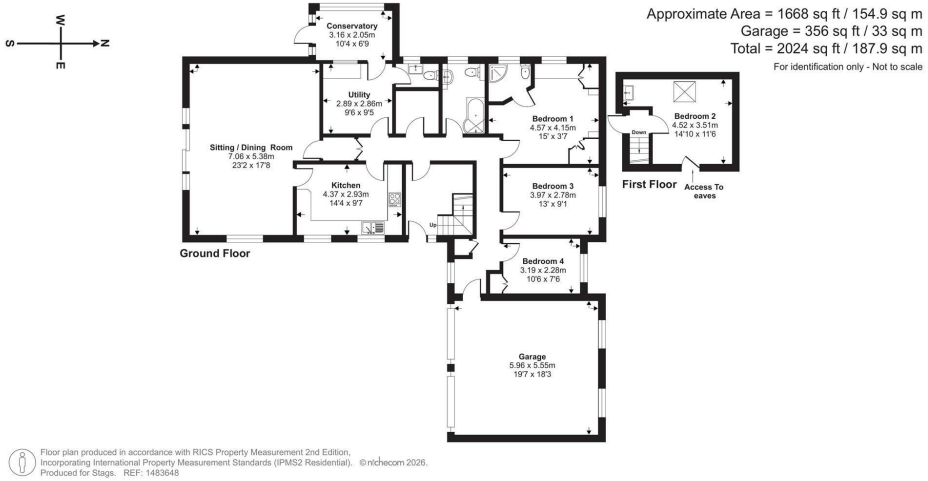
DIRECTIONS

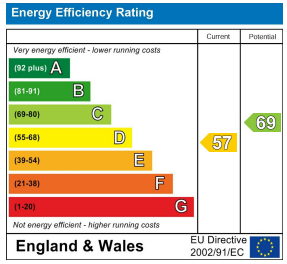
What three words: ///allergy.arranger.resorting

AGENTS NOTE

The vendor advises there is an oak tree in the front garden which is subject to a TPO.

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.





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