



T H E P R I O R Y

# The Priory

Woodbury, Exeter EX5 1LP

- Exeter 8 miles
- M5 motorway (J30) 4 miles
- Exmouth 5 miles

A detached Georgian house for renovation set in the heart of this sought-after village, with gardens of over half an acre

- Grade II Listed house of 3,960 sq ft of 17th century origins
- Overall 4 Reception rooms, 6 double bedrooms, 3 bathrooms
- Garage and outbuildings plus potential to enlarge, subject to the necessary consents
- Delightful partly walled rear garden
- First time on the market for 60 years





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## Introduction

The Priory comes to the open market for the first time in over 60 years, on behalf of Executors. It is a fabulous detached house which was re-modelled in the Georgian era, though is believed to have origins in the 17th century. It offers an excellent amount of accommodation with elegant proportions, though is now in need of major renovation. There is the opportunity to perhaps create separate self-contained accommodation and historically it was adapted to be used as two dwellings. The delightful, partly walled garden to the south of the house provides a wonderful area which is remarkably secluded for a village house due to the large number of trees.

## Situation

The property is situated in the heart of Woodbury, which is one of East Devon's most sought after villages with an excellent range of local facilities including a 15th century parish church, village shop, garage and two pubs. It is only 5 miles north of Exmouth on the south coast and 8 miles from Exeter. 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 House

It has origins from the 17th century, though was largely remodelled in the early 19th century in the Georgian style and as a result, has a number of excellent sized and well-proportioned rooms typical of this era. A number of Georgian features remain, including joinery and sash windows, though some features of the original house also remain.

Gothic porch with tiled floor leads into reception hall with ornate tiling and historic cupboards and shelving plus coats cupboard off. Reception room to the front (used as a kitchen many years ago). The sitting room has a cast iron fireplace and built-in desk and extensive shelving whilst the dining room is a delightful room on the south side of the house with French doors leading out to the wisteria clad veranda and garden beyond. Fireplace with marble surround. Also on the south side is the drawing room which has similar French doors out to the veranda plus marble fireplace with ornate cast iron insert. The kitchen also has an outlook to the garden with the original early 1960's kitchen cupboards remaining with formica worktops and pine cupboards and drawers plus oil-fired Esse range. Door to outside and steps down to a large walk-in larder with slate shelves. Utility area with Belfast sink plus rear hall and access to Bathroom 3.

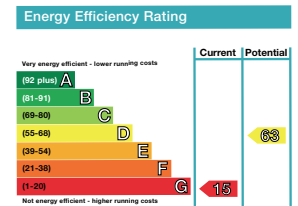
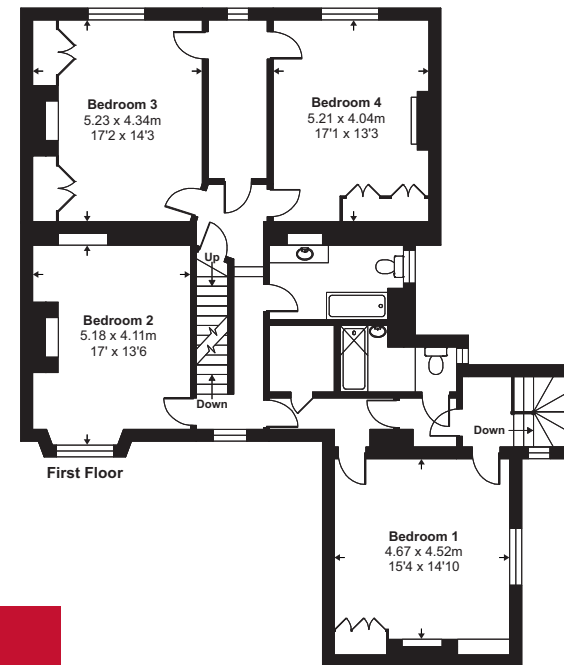
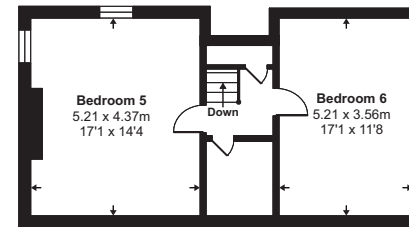
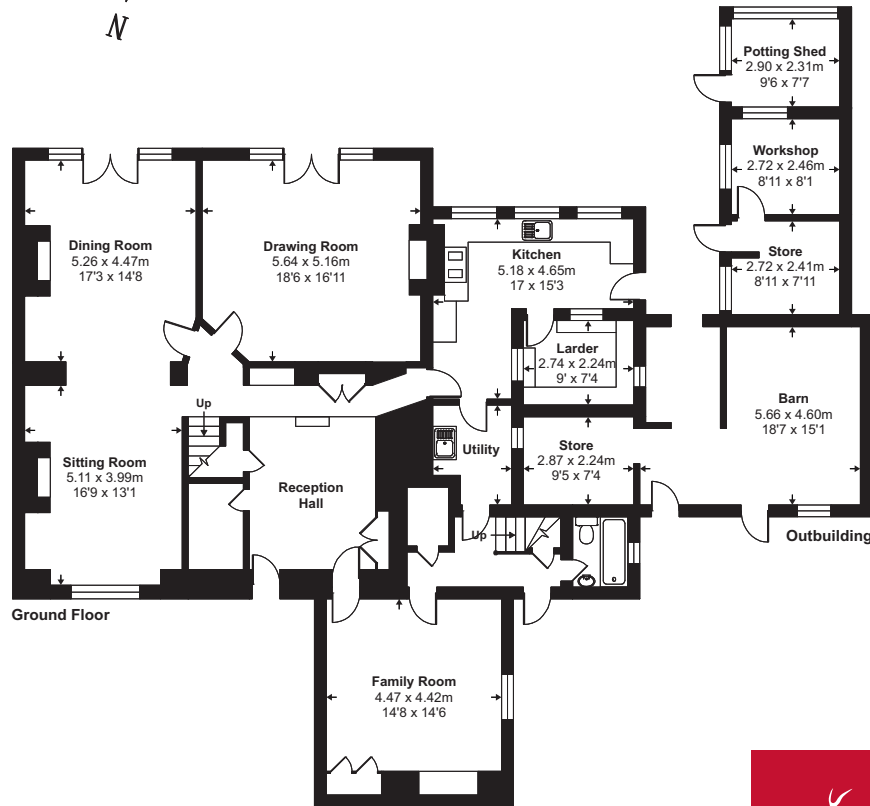
The secondary staircase leads up to a landing with bedroom 1 being at the front of the house with cast iron fireplace, bookshelves and cupboards. Bathroom 1. Bedroom 2 faces the front with sash window, built-in cupboards and shelving plus cast iron fireplace. Two further double bedrooms on the south side of the house, being wonderfully proportioned rooms with sash windows overlooking the rear garden and each with their own cast iron fireplace plus wardrobes. Family bathroom with coloured suite. Dressing room between bedrooms 3 and 4. Stairs then lead up to the two attic bedrooms; bedroom 5 being double aspect; box room plus bedroom 6, which has delightful views to the hills in the distance.

Overall, a substantial, period house in need of major renovation.

Approximate Area = 3960 sq ft / 367.8 sq m

Outbuilding = 592 sq ft / 54.9 sq m

For identification only - Not to scale



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## The Grounds

Through a pair of white gates, a gravelled drive leads up to the front of the house with shrub borders, parking and access to the garage (17ft x 11ft) with adjoining carport.

Period 2-storey barn attached to the house plus storeroom off whilst behind this is a storeroom, workshop and potting shed, a useful area that could be re-modelled, subject to the necessary consents (see floorplan for measurements).

Delightful, wisteria-clad veranda along the rear of the house, whilst the mature gardens extend beyond, mainly walled with a variety of mature trees including willow, alder, hornbeam, maple, oak and sycamore. Through a small metal gate there is a further lawned area with trees plus summerhouse.

Overall the property amounts to 0.57 of an acre.

## Services

Mains water, electricity and drainage. Oil-fired central heating.

## Directions

Woodbury lies just off the B3179 in East Devon. At the crossroads turn into the centre of the village and within 200 yards after the Maltsters Arms and just before the parish council offices, the entrance drive is on the right.

## Local Authority

East Devon District Council.

[eastdevon.gov.uk](http://eastdevon.gov.uk)

Tel: 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.

