



Barn at Woodbury House



Barn at Woodbury

Greenway, Woodbury, Exeter, EX5 1LS

Darts Farm (2.7 miles), Exeter City centre (7.5 miles)

A Grade II listed barn, situated in the village of Woodbury, with the potential of conversion, subject to gaining the relevant planning permissions.

- Grade II listed barn.
- Potential for conversion, subject to gaining the relevant planning permissions.
- Freehold
- Good-sized plot.
- Situated in the village of Woodbury.

Guide Price £80,000

SITUATION

The barn at Woodbury House is situated in 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 shop, school, 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.



DESCRIPTION

This Grade II listed barn is situated in the sought-after village of Woodbury, in a good-sized plot. Located at the rear of Woodbury House Cottages, it has the potential for conversion, subject to gaining the relevant planning permissions. There are no planning permissions in place, so planning would need to be obtained. Access to the barn is through a shared lane, to the right hand side of Woodbury House.

VIEWING APPOINTMENTS

Viewings are subject to appointment, please speak to the agent to arrange this.

AGENTS NOTE

The structure falls within the curtilage of a Grade II listed building, therefore we believe the barn is also listed. Speak to the agent for further information.

DIRECTIONS

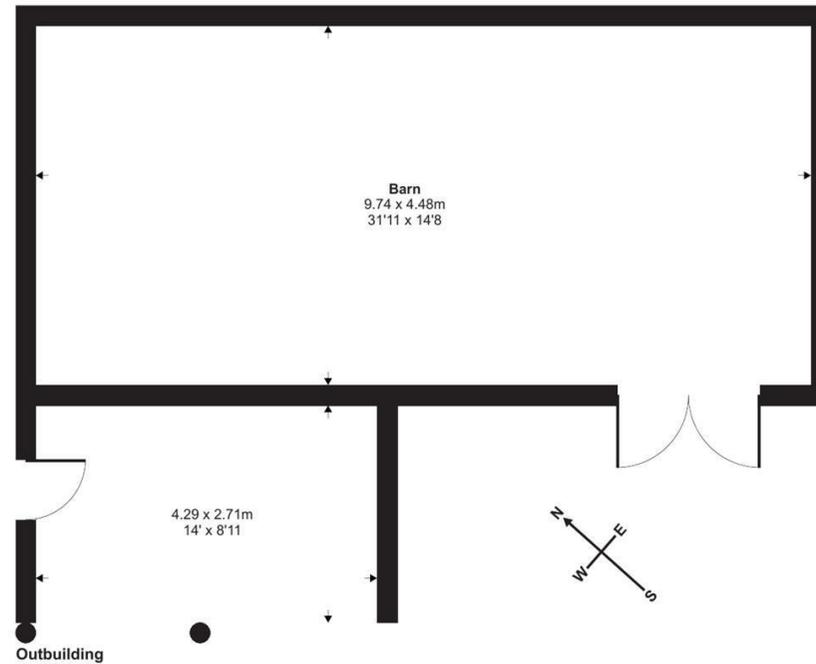
From Exeter head out towards junction 30 of the M5 and on reaching the roundabout, go straight across following signs to Exmouth. Turn right at the next one, continue along the dual carriageway and at the next roundabout turn left. Follow the road into Woodbury at the cross roads turn left, continue along, and the lane to the barn is on the right hand side of Woodbury House.

What3words - ///instilled.project.presenter



Outbuilding = 470 sq ft / 43.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1268469

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.



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

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

exeter@stags.co.uk

01392 255202



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London