



Cannonwalls Farm House



Cannonwalls Farm

Woodbury Salterton, Exeter, EX5 1PY

On the market for the first time in many years, a spacious period house with 3 reception rooms, driveway parking and a large garden with outbuildings.

- On the market for the first time in many years
- In need of updating but with a huge amount of potential
- Detached single garage
- No onward chain
- Council Tax Band: F
- 4 bedroom home with 3 reception rooms
- Large garden and driveway parking
- Outbuilding with potential for conversion subject to planning
- EPC: G
- Freehold

Guide Price £600,000

SITUATION

Cannonwalls Farm House is situated towards the edge of the highly desirable village of Woodbury Salterton, which lies in East Devon, only eight miles from the cathedral and university city of Exeter. Woodbury Salterton has a church, village hall, primary school and a highly regarded pub, whilst the larger village of Woodbury, (1.5 miles to the south), has a larger range of facilities. The property is only five miles from the M5 motorway. Woodbury Common, (1 mile), with its wonderful heathland dating from the Triassic period, is designated both an Area of Outstanding Natural Beauty, (AONB), and a Site of Special Scientific Interest, (SSSI). Beaches at Exmouth and Budleigh Salterton are only six and seven miles distance respectively.



DESCRIPTION

Cannonwalls Farm House has been in the same ownership and is on the market for the first time in many years. In need of updating and renovation, the house offers the next owners a huge amount of potential to create a lovely family home. The front door opens into a hallway with a staircase rising to the first floor, on the right is a good sized dining room with a bay window to the front and open fire, and on the other side of the hall is a sitting room, again with a bay-window to the front and a window to the side. The hallway continues to the rear where there is another good sized reception room and a kitchen/breakfast room, again in need of updating with an Aga, separate electric cooker, and accessed from here is a utility room with a downstairs cloakroom.

On the first floor are 4 spacious bedrooms, 3 enjoying lovely views over neighbouring countryside, and there is a shower room and a separate W.C.

OUTSIDE

The property is approached over a driveway that is shared with the attached house, and leads to the front where there is a large area of parking and a detached single garage. The garden is a good size, is located on either side of the house, and is mainly laid to lawn. On the East side is a red bricked outbuilding that has been divided into two, with one part being used by the neighbouring property. Originally stables, this provides two rooms that could, subject to the usual consents, be used for additional living space or as an office.

SERVICES

Current Council Tax: F

Utilities: Mains electricity.

Drainage: Private drainage believed to be a shared cess pit with the neighbour, that is unlikely to comply with the general binding rules.

Water: Private water from a borehole that supplies 4 properties.

Heating: No central heating, but two wood burners.

Tenure: Freehold.

Standard and ultrafast broadband available. O2, Three and Vodafone limited mobile networks available (Ofcom).

AGENTS NOTE

The vendor advises there is a historic right of way for the neighbouring properties to use the shared services at Cannonwalls Farm. Please contact the agent for more details

DIRECTIONS

From Exeter head out of the City heading towards the M5, junction 30, cross under the M5 and take the A3052 towards Sidmouth. Pass Crealy and Greendale Farm Shop and just before the White Horse Pub turn right. Follow the road behind Greendale and at the junction continue straight ahead on White Cross Road, after a short time at the cross roads turn left onto Dog Lane, follow the road along and the entrance to the driveway is on the left hand side.

What Three Words - [///forget.elections.exposing](https://www.what3words.com/forget.elections.exposing)

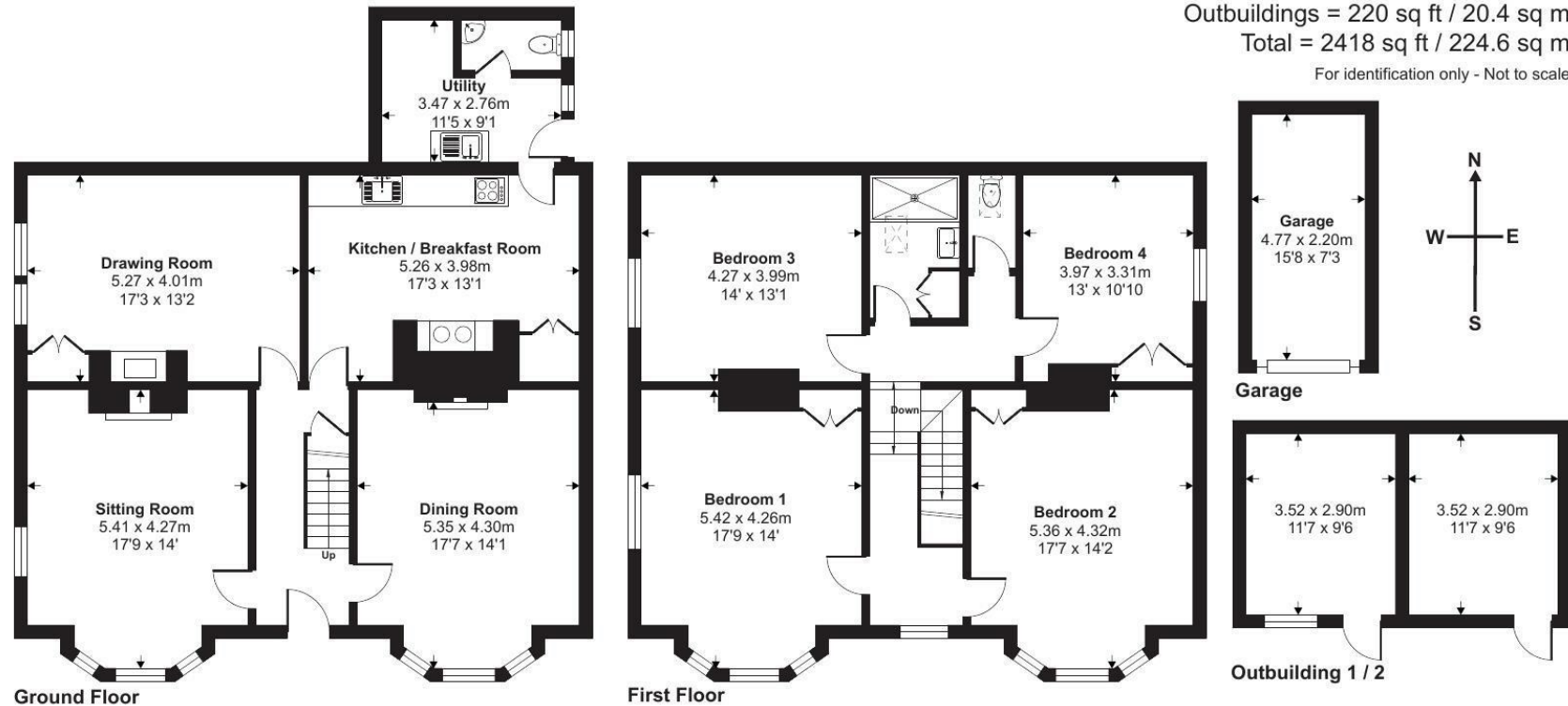


Approximate Area = 2198 sq ft / 204.2 sq m (excludes garage)

Outbuildings = 220 sq ft / 20.4 sq m

Total = 2418 sq ft / 224.6 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: 1264005

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(29-34) E	55
(21-28) F	
(1-20) G	14
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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