



5 Woodlands Lilypond Lane, Whimple, Exeter, Devon  
EX5 2QW

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3 bedroom attached cottage in need of modernisation

Ottery St Mary 4 miles Exeter 9.5 miles

- 3 Semi detached cottage
- Rural views
- In need of modernisation
- Garden and farmland strip
- Total size 0.14 (0.055 ha)

Auction Guide £225,000

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## SITUATION

The property is in a semi-rural location adjoining open fields on the eastern edge of Whimple.

Whimple is a sought after East Devon village which is historically famous for its cider making. Centred on its mainly 19th Century square, the village is served by a post office, primary school, shop, two pubs and a church. Whimple has a railway station on the London Waterloo line.

Approximately 5 miles to the east is the thriving historic town of Ottery St Mary with a range of local shops.

The university and cathedral city of Exeter (8 miles) has a wide range of facilities and amenities as befits a centre of its importance, including excellent shopping, dining, theatre and wide-ranging leisure pursuits. The city has mainline railway stations to Paddington and Waterloo plus an international airport with daily flights to London.

## DESCRIPTION

One of five properties on an elevated position on the edge of Whimple, the property has lovely views west towards Exeter.

Although the property is now in need of some improvement and would benefit from enlargement (subject to planning), there are some lovely original features including the doors, picture rails and fire places.

On the ground floor there is a sitting room to the front with a wood burner within the fireplace, to the rear is the kitchen/dining room with a feature fireplace and Rayburn (not working). On the first floor are 3 bedrooms and a shower room.

## OUTSIDE

The gardens wrap around three sides of the house, laid to lawn with various productive vegetable patches there are also some apple trees and a Greengage plum.

Attached to the house is a lean-to timber building with



perspex roof, beyond which is a corrugated tin and timber frame shed.

The property includes a strip of farmland to the side enclosed by the post and rail and barbed wire fence.

## ACCESS

There is a right of way over the driveway to cross to the property. Please note that although the vendor's family has parked on the drive, this is disputed. There is a right for the owner of No 4, to cross the garden to the drive. No, 1, 2 and 4 have the right of way to use a 12 foot (3.65 m) strip (see plan) to access their rear gardens. The vendor retains a right of access, having given 24 hours notice except in an emergency to use the black hatched area to get to the gateway on the southern boundary.

## VIEWING

Strictly by appointment only.

## DIRECTIONS

From the centre of Whimple with the church on your left,

go under the railway line past the school. Turn right in front of The Thirsty Farmer pub and follow this road over the railway line, turn right on the bend. At the brow of the hill the property is on your left.

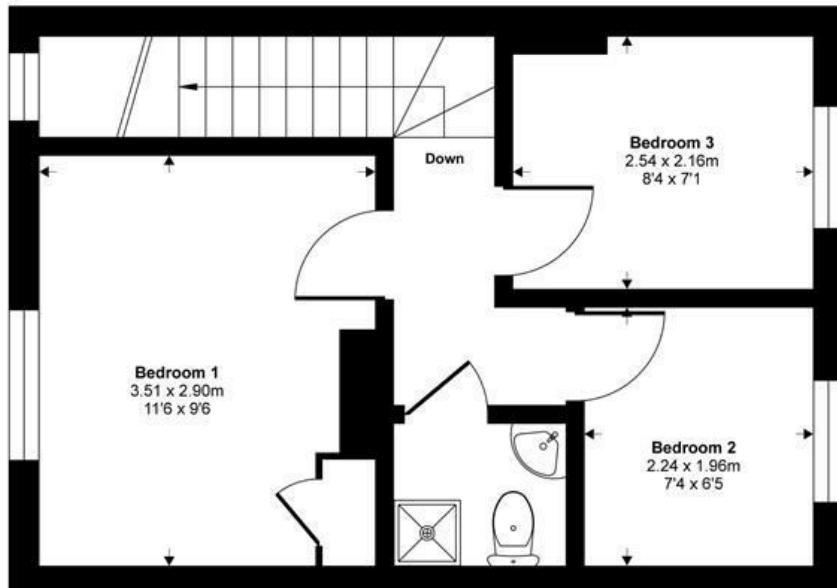
## SERVICES

Mains water and electric. Private drainage (shared with 1 - 4).

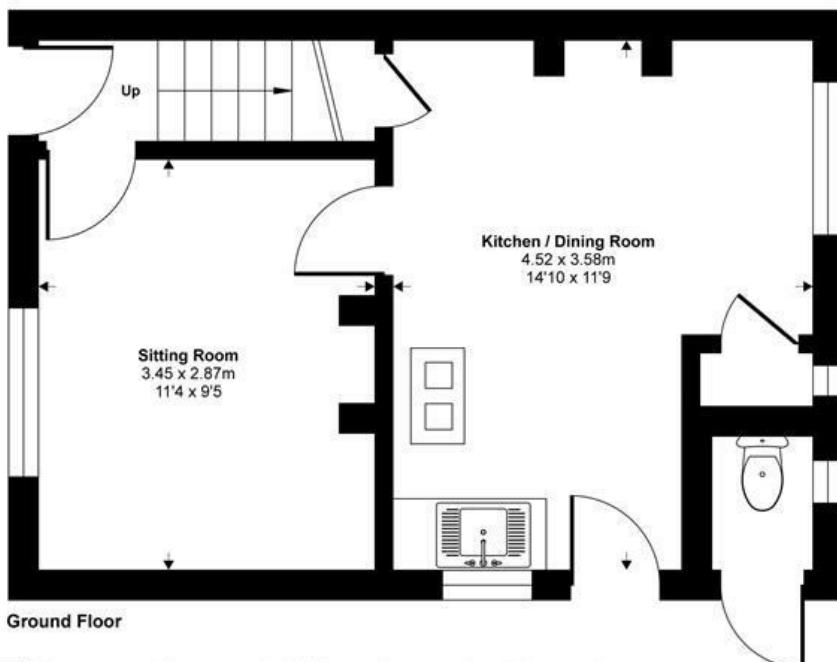




Approximate Area = 626 sq ft / 58 sq m  
Outbuilding = 11 sq ft / 1 sq m  
Total = 637 sq ft / 59 sq m  
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.  
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