



Southbrook House



# Southbrook House

Whimble, Exeter, EX5 2PG

Exeter 8 miles. M5 Motorway (J29) 6 miles.

An attractive 5 bedroom Georgian residence, offering flexible accommodation, with beautifully landscaped gardens.

- Easy reach of well-renowned pub
- Kitchen / breakfast room
- 2 Reception rooms
- 5 bedrooms
- Flexible accommodation
- Self contained flat
- Mature gardens
- CTB - G
- EPC- F
- Freehold

Guide Price £895,000

## SITUATION

Southbrook Lane is within the parish of Whimble, situated on the eastern edge of Cranbrook, between the popular villages of Whimble and Rockbeare in East Devon, whilst rural the location is easily accessible, just a few minutes drive from the dual carriageway. Cranbrook town centre provides all of the essential amenities, including a shop, post office, doctor's surgery and veterinary practice. The award-winning Jack-in-the-Green pub and restaurant is just over half a mile away. There are also excellent transport links including Cranbrook railway station providing a regular service between Exeter and London Waterloo, local bus routes, Exeter airport, whilst being a short distance from the A30, as well as the M5 (J29). The cathedral and university city of Exeter, with its range of facilities befitting a centre of this importance, is only 8 miles. Whimble also has a good range of local facilities plus a railway station. The south coast at Exmouth, Sidmouth and Budleigh Salterton are within a reasonable drive, whilst other areas of the East Devon Area of Outstanding Natural Beauty (AONB) are a short drive away.

## DESCRIPTION

Southbrook House is an attractive detached Georgian residence, enjoying a southerly aspect, overlooking the gardens. The unlisted property has been in the same family ownership for approaching 40 years with many improvements made during this time. The accommodation is arranged over two floors with five bedrooms on the first floor, along with the west wing accommodation where the vendors formerly operated their family business, including a self contained flat. There is plenty of potential, subject to gaining the necessary consents. The west wing is accessed from both the main house and has a separate entrance from the parking area. There is plenty of parking and beautifully landscaped gardens, along with a 3 car garage and store.



## ACCOMMODATION

The entrance vestibule opens through to the reception hall with an impressive central staircase leading to the first floor, two doors opening to the south facing reception rooms and an opening through to the inner hall. Both the sitting room and dining room benefit from bay windows providing a wealth of natural light. The sitting room has a central ceiling rose and a fireplace with open fire and attractive surround, whilst the dining room has striking ceiling corning and an open fireplace with wooden surround. Approached from the dining room and inner hall, the kitchen is fitted with plenty of storage in the wall and base units, double oven and hob, along with space for dishwasher and fridge-freezer. The inner hall provides access to the service rooms, comprising a shower room, utility and a butler's pantry providing further storage and room for laundry appliances, along with a door through to the rear hall, which also provides access to the home office and store rooms with self contained flat, which includes a kitchen and bedroom.

On the first floor, there is a large landing with study area leading to the five bedrooms and family bathroom, including separate bath and shower. The principal bedroom enjoys a beautiful outlook over the garden with steps down to the en suite shower room, which can also be approached from the landing. Three of the four remaining bedrooms enjoy the southerly aspect over the garden, with the third and fourth bedrooms having built in cupboards. The fifth bedroom is to the rear.

## OUTSIDE

The grounds are a particular feature having been beautifully maintained. Electric gates open to the gravelled drive providing plenty of parking and a turning area with access to the garage beyond. Adjacent to the road is a brick wall and mature hedging providing privacy. Steps lead up to the garden, predominantly laid to lawn with herbaceous planted borders. There is a brick paved patio with a planted Arbor leading to an area of decking with a hot tub.

## SERVICES

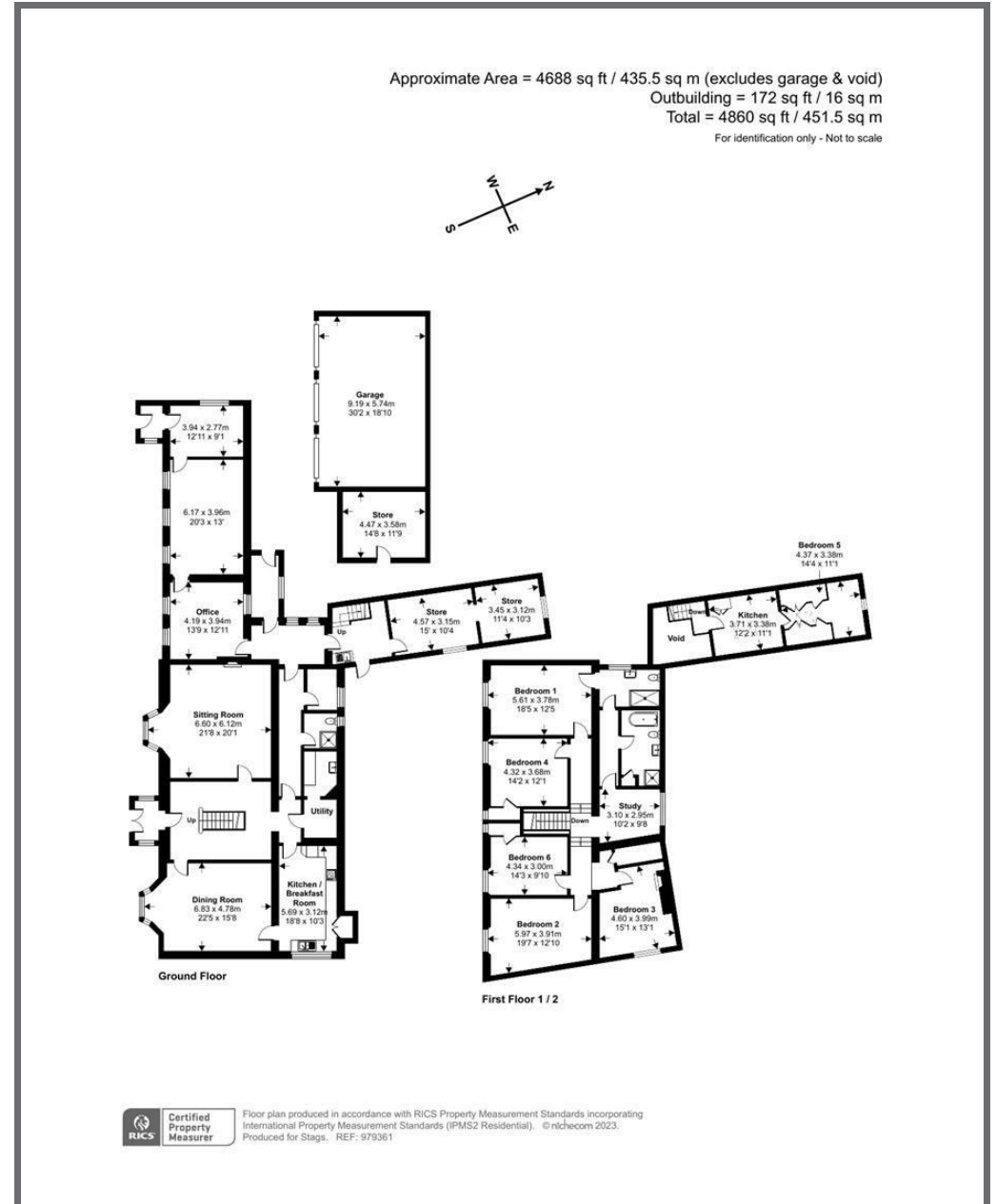
Mains water and electricity. Private drainage. Oil fired central heating.  
Standard download -6 Mbps upload - 0.7 Mbps Good  
Superfast download - 47 Mbp upload - 8 Mbps

## DIRECTIONS

From Junction 29 of the M5 motorway, proceed on the A30 eastwards, turning off at Exeter Airport. Follow the signs to Cranbrook along London Road. Soon after the Jack in the Green pub, turn left into Southbrook Lane and the pillared entrance to Southbrook House and the subject site is on the left, on a slight right hand bend.



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		
(55-68)	D		
(39-54)	E	36	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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