



BRADDICKS

Woodbury Salterton, Devon



A STUNNING SIX BEDROOM HOME

Located on the edge of the pretty East Devon village of Woodbury Salterton, presented in excellent order throughout with 4.13 acres in total.

Summary of accommodation

Reception hall, Open plan kitchen/breakfast room with adjoining utility and boot room | Three reception rooms

Six bedrooms | Four bathrooms

In all about 4.13 acres

Distances: Exeter city centre 8 miles, Exeter St. David's station 9.7 miles (2 hours to London Paddington) M5 (Jct 30) 4.4 miles
Exeter Airport 4.0 miles (1 hour to London City Airport)
(All distances and times are approximate)

Guide price: £1,750,000

SITUATION

Braddicks is situated a short walk into 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.

BRADDICKS

This impressive five/six bedroom, family home was converted for the current owners from a smaller property around 2012 to create this stunning property offering over 3700 sq ft of accommodation within walking distance of the village. Set in grounds of approximately 4 acres Including an adjoining paddock, the house is Presented in excellent order throughout and is on the market for the first time since construction.

On the ground floor a sold wooden door opens into a spacious and inviting entrance hall with a staircase rising to the first floor. On the right a door leads into the sitting room with a dual aspect, solid wood flooring and a wood burner. On the other side of the hall is the main living space a spacious, a lovely drawing room again with a woodburner and dual-aspect with French doors opening to the front. To the rear an opening leads to the dining room, with French doors to the rear garden and through to the kitchen/breakfast room.

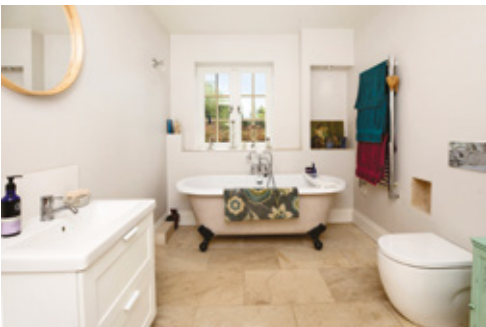


The heart of the house, the kitchen, is a stunning room fitted with a range of wood fronted units with a granite work top over and central island also with a granite work top. There is a Range for cooking and Belfast Sink with windows and French doors opening to the rear and in the corner is a breakfast area with attractive wood panelling.

At the end of kitchen is a large boot room with coat hanging space and a door to the rear, a door to a utility room and through to a WC.

On the first floor is a spacious landing leading onto 6 bedrooms in total. The principal bedroom has a dressing room with en suite, there are two further bedrooms with en suites and the family bathroom and from this floor are beautiful views over countryside.





GARDEN AND GROUNDS

From the road a gravelled driveway leads to the front of the property where there is a large parking area and a single garage. To the front is an area of lawn beyond the driveway and beyond this an enclosed paddock giving an overall plot size of 4.13 acres.

Behind the house is a patio and smaller grassed area bordered by trees.

PROPERTY INFORMATION

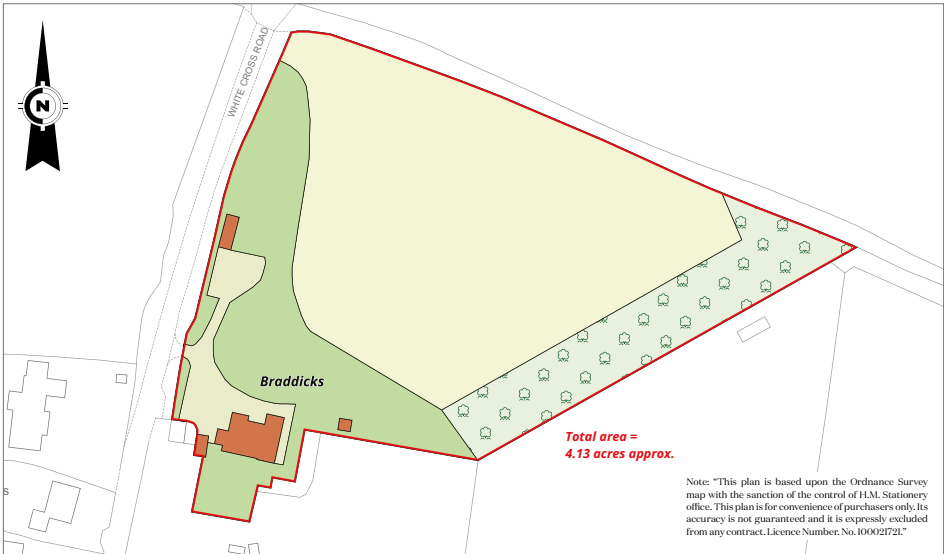
Services: Mains gas, electricity and drainage.

Local Authority: East Devon District Council.

Council Tax: Band G

EPC: B

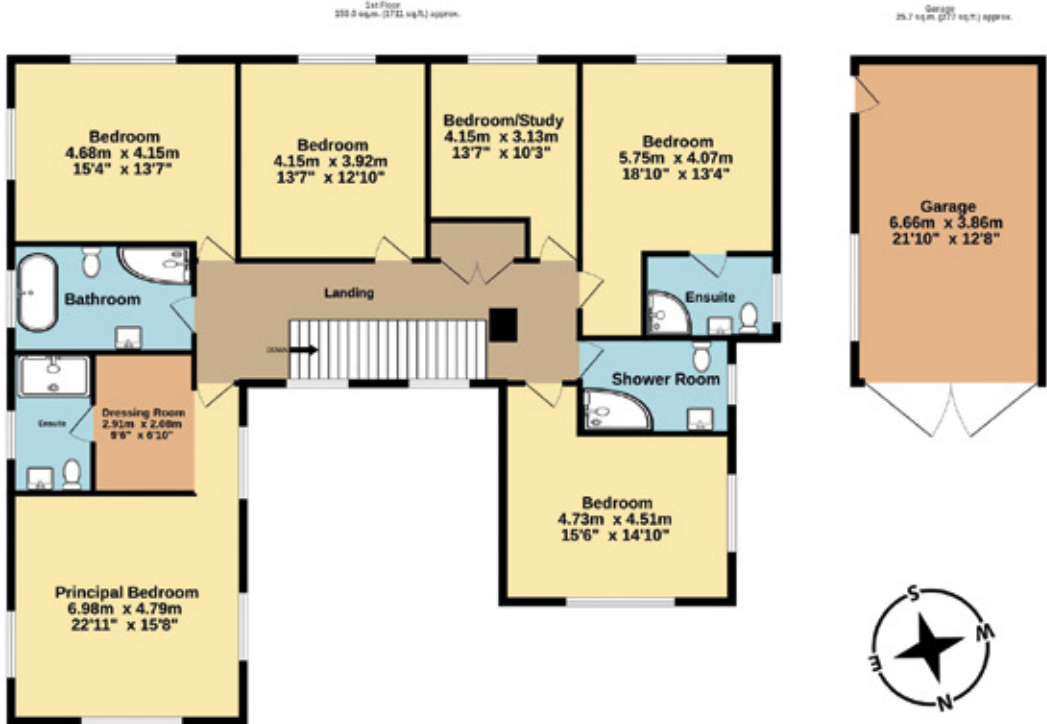
Directions: what3words ///eagle.embellish.jaunts - EX5 1PX



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
371.3 sq.m. (3997 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Joel Moore
01392 423111
joel.moore@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.