



East of   
ESTATE AGENTS

Woodcote Court  
Woodbury OIEO £350,000



# Woodcote Court

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This charming barn conversion is a wonderful blend of character and modern living. Built with solid stone walls and red brick inlaid window surrounds, it retains the charm of its original agricultural heritage while offering comfortable, stylish accommodation. The property features three well-proportioned bedrooms, including a particularly spacious principal bedroom. A bright and airy lounge with exposed oak beams and wooden flooring provides a welcoming atmosphere, complemented by French doors leading to the rear garden. The open-plan kitchen and dining area enhance the sense of space, with thoughtfully designed shaker-style units and a seamless connection to the integral garage. With its wealth of period features and a delightful setting, this home is an exceptional opportunity for those seeking a unique and characterful property.

Traditional Barn Conversion | Three bedrooms |  
Spacious Lounge | Open Planned Kitchen Diner |  
Family Bathroom | Cloak Room | Integral Garage |  
Parking | Delightful Gardens | Central Location

## LOCATION

Situated in the heart of Woodbury, the property enjoys a central yet peaceful setting within easy walking distance of the village centre. Residents can take advantage of local amenities, including welcoming hostellers such as The Maltsters and The White Hart, as well as Woodbury C of E Primary School. The community is well-served with recreational spaces, including Woodbury Community Playing Field and sports facilities for cricket and tennis. Excellent road links provide convenient access to the coastal town of Exmouth and the vibrant city of Exeter, making this an ideal base for both rural tranquillity and urban connectivity.

## DESCRIPTION

The property welcomes you with a small entrance hall, leading to a spacious lounge that exudes warmth and charm. Double aspect windows flood the space with natural light, creating a bright and inviting environment. The exposed oak beam running through the length of the room enhances the rustic appeal, while the wooden flooring adds a touch of elegance. French doors open onto the rear garden, seamlessly connecting indoor and outdoor living spaces.





The open-plan kitchen and dining area is a true highlight of the home. The kitchen is fitted with light lilac shaker-style cabinetry, complemented by wood-effect worktops and white metro tiles that provide a clean, contemporary finish. A white ceramic sink and a half add to the practicality of the space, while a serving hatch connects the kitchen with the lounge, making entertaining effortless. The adjoining dining area is well-proportioned, featuring ample space for a dining table and chairs. A fully glazed door allows direct access to the rear garden, ensuring a lovely view and plenty of natural light.

To the side of the dining area, a door leads into the integral garage, offering both convenience and additional storage. The ground floor also benefits from a downstairs cloakroom with a WC and hand basin, adding to the home's functionality.

The first floor accommodates three well-proportioned bedrooms, each thoughtfully designed to offer comfort and tranquillity. The principal bedroom is particularly spacious, featuring ample built-in wardrobe space. The third bedroom, like the principal bedroom, overlooks the rear garden, providing a peaceful setting. The family bathroom is tastefully finished with light grey stone-effect tiling from floor to ceiling, with a central decorative border adding a touch of refinement. A bath with a shower over ensures both convenience and versatility. Throughout the home, solid wood ledge and brace doors maintain the character and heritage of the property.

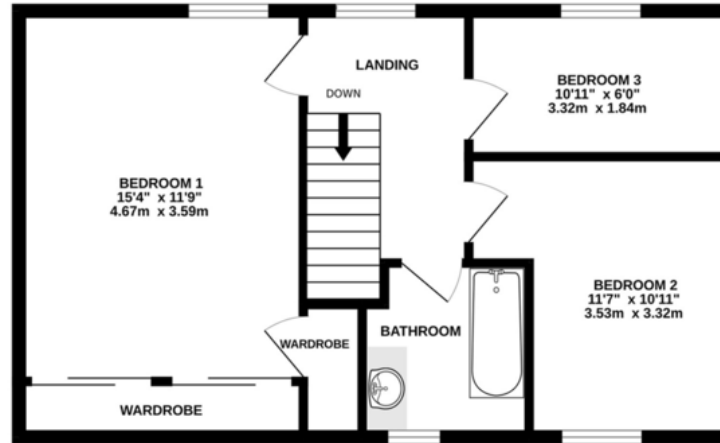


## GARDEN AND GROUNDS

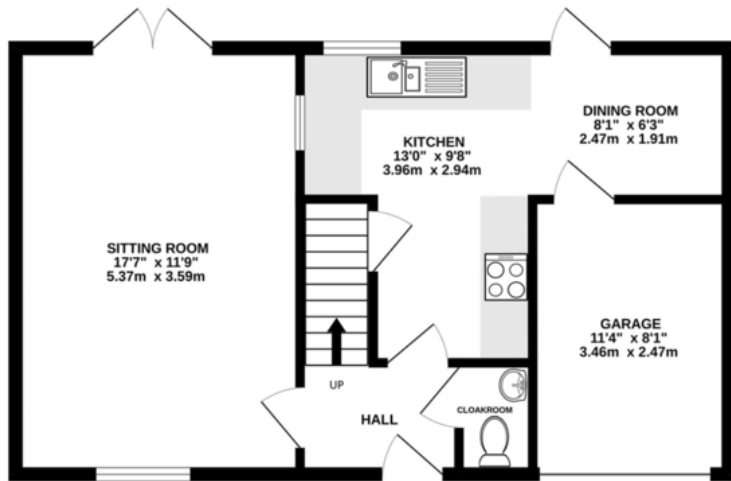
The property benefits from an integral garage with additional parking in front. To the side, a delightful front garden is designed for seasonal interest, with a gravel centre and beautifully planted borders bursting with vibrant spring flowers. The rear garden is a true highlight, featuring a generous patio that spans the length of the property-ideal for outdoor dining and relaxation. A few steps lead to a well-maintained central lawn, edged by flourishing flower beds filled with an array of plants and shrubs. A wooden shed is discreetly positioned in the far corner, providing useful storage while maintaining the garden's picturesque appeal.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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