



East of **E**
ESTATE AGENTS

Church Stile Lane
Woodbury £425,000

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Nestled in the picturesque and sought-after village of Woodbury, this enchanting Grade II listed thatched cottage offers an exceptional blend of historic charm with contemporary style. Beautifully presented throughout, it offers three spacious double bedrooms, a characterful sitting room with exposed beams and a stunning inglenook fireplace, a chic cottage-style kitchen, modern ground floor bathroom, and a convenient ground floor bedroom. Upstairs, a separate WC adds practicality, while outside, a large, secluded south-west facing courtyard provides a private suntrap for relaxing or entertaining. With the added bonus of off-road parking and existing planning permission for a kitchen extension, this elegant and inviting home offers the very best of village living.

3 Bedroom Thatched Cottage | Charming Large Period Residence | Main Bathroom and WC | South West Facing Courtyard | Reception Room | Ground Floor Bedroom | Off Road Parking | Central Woodbury Location |

DESCRIPTION

From the reception hall, the welcoming sitting room is full of warmth and character, perfect for cosy evenings, while the stylish, modern cottage-style kitchen seamlessly combines traditional design with up-to-date conveniences. A modern ground floor bathroom has been thoughtfully designed, and the ground floor also includes a spacious double bedroom ideal for guests, multigenerational living or use as a study.

Stairs rise from the reception hall to two further double bedrooms, served by a convenient first-floor WC, offering flexibility and comfort for family life or visiting guests.



From the kitchen, step out into a generous south-west facing courtyard garden-secluded, sun-drenched, and ideal for relaxing or entertaining. The property also benefits from off-street parking, a rare find in such a central village location. Further enhancing its appeal, the cottage enjoys existing planning permission for a kitchen extension, offering potential to further improve this already delightful home. This unique property combines the timeless beauty of a historic cottage with the comforts of modern living, all within walking distance of village amenities, countryside walks, and just a short drive to the coast and Exeter.

LOCATION

Situated amidst the beautiful East Devon countryside, the charming village of Woodbury offers the perfect balance of rural tranquillity and community spirit. Just a short drive from Exeter, Exmouth, and the stunning Jurassic Coast, Woodbury enjoys a prime location with excellent access to both coast and city. Steeped in history and character, the village features a thriving community with a range of local amenities including a highly regarded primary school, two popular pubs, a community shop, post office, church, and a well-used village hall. The surrounding area is ideal for outdoor enthusiasts, with miles of scenic countryside, Woodbury Common, and nearby coastal paths offering fantastic walking, cycling, and nature-watching opportunities.

Woodbury also benefits from good transport links, with Exeter International Airport and mainline rail connections nearby, making it well-connected for both business and leisure travel.

With its strong sense of community, outstanding natural beauty, and convenient location, Woodbury is one of East Devon's most desirable and picturesque villages-offering a peaceful lifestyle without compromise.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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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