



Symonds
& Sampson

Brickyard Cottage

Strete Raleigh, Exeter, Devon

Brickyard Cottage

Strete Raleigh
Exeter
Devon EX5 2PP

Charming, detached period cottage surrounded by 5.37 acres of garden, pastureland and shielded by woodland offering privacy. Detached one bedroom annexe, home office/studio and two stables.



- Character features throughout
- Potential for independent lower ground floor accommodation
 - Detached annexe
 - Detached home office/studio
- Charming gardens and grounds
 - Two stables and tack room
- Ideal small holding/equestrian property
- Native woodland with small, pretty lake

Guide Price **£795,000**

Freehold

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THE PROPERTY

Brickyard Cottage has a fascinating history as the centre of the brickyard that produced bricks and tiles during the 19th century for the neighbouring Strete Raleigh Estate. Today the yard, kilns, tramway and waterwheel have all disappeared, but the position of the former 15' water wheel which powered the gearing to run the machinery is still recognisable in the cottage's semi-basement. Many of the surrounding farms and estate houses are constructed from the red Whimple bricks and roofing tiles.

The property has been sympathetically restored to create a charming, characterful home with exposed beams, period joinery and arched windows. The kitchen, fitted with bespoke wooden cabinetry flows into the recently constructed garden room which overlooks the grounds and provides access to the outside terrace. The 30 foot long sitting room has stairs to the lower ground floor. This level currently has a fourth bedroom and additional flexible accommodation, but also has potential for a self-contained annexe with separate access. On the first floor are two double bedrooms, one with an en-suite shower room. A family bathroom with roll-top bath and a separate shower room serve this floor. On the second floor a further double bedroom has exposed beams and an arched gable end window. This unique property offers a rare combination of privacy and versatility in a hidden yet convenient location.

ACORN ANNEXE

Set in the garden the one bedroom Acorn Annexe (5.91m x 3.97m) has a large open plan ground floor with shower room and spiral stairs to the mezzanine bedroom. This offers potential for guest, rental or multi-generational accommodation.



OUTSIDE

The property is set at the end of a no-through lane, flanked by trees, which leads to the parking area and Garage/Workshop (6.01m x 2.34m). A wide path leads to the house passing the detached brick Home Office/Studio (4.42m x 3.46m), with windows on all sides and power connected. Close to the cottage is a stone patio area with raised beds filled with sun loving plants and surrounded by lawns. To the rear of the annexe are two timber Stables (each 4.00m x 2.95m) and a Tack Room (4.00m x 2.95m). There is also small brick folly with a fireplace creating a further outside entertaining area.

The property's native woodland is carpeted with bluebells in season and surrounds a hidden lake filled with water lilies. This and the stream meandering through the property attract a range of wildlife, adding to the conservation appeal. The cottage's grounds, pastureland and mature trees offer privacy and flexibility for a variety of lifestyle uses. Brickyard Cottage is further protected by neighbouring Strete Raleigh Estate's parkland and the adjoining woodland of Brickyard Copse and Bob's Close Copse.





SITUATION

Brickyard Cottage is situated in a private, rural location, yet is easily accessible, only a short commute from the city of Exeter via the A30. From the property there are views over the parkland of the neighbouring Strete Raleigh Estate, which originally dates back to the thirteenth century. The property is about a mile and a half from the centre of Whimble. The village has a thriving community with a well-stocked village store, primary school, two public houses, ancient church, cricket club, play area and a doctor's surgery. The well-regarded Jack in The Green restaurant is close by at Rockbeare.

The Cathedral City of Exeter (10 miles) offers a further range of cultural, recreational and shopping facilities. Ottery St Mary (4 miles) and the market town of Honiton (9 miles) are nearby offering a good selection of amenities including independent shops and supermarkets. The Jurassic coast at Sidmouth (9 miles) is also easily accessible, providing coastal walking, fishing and swimming.

The property benefits from excellent rail & road communication links. The train station at Whimble is on the Waterloo line between Exeter and London & the A30, M5 and Exeter International Airport are within easy reach.

TENURE

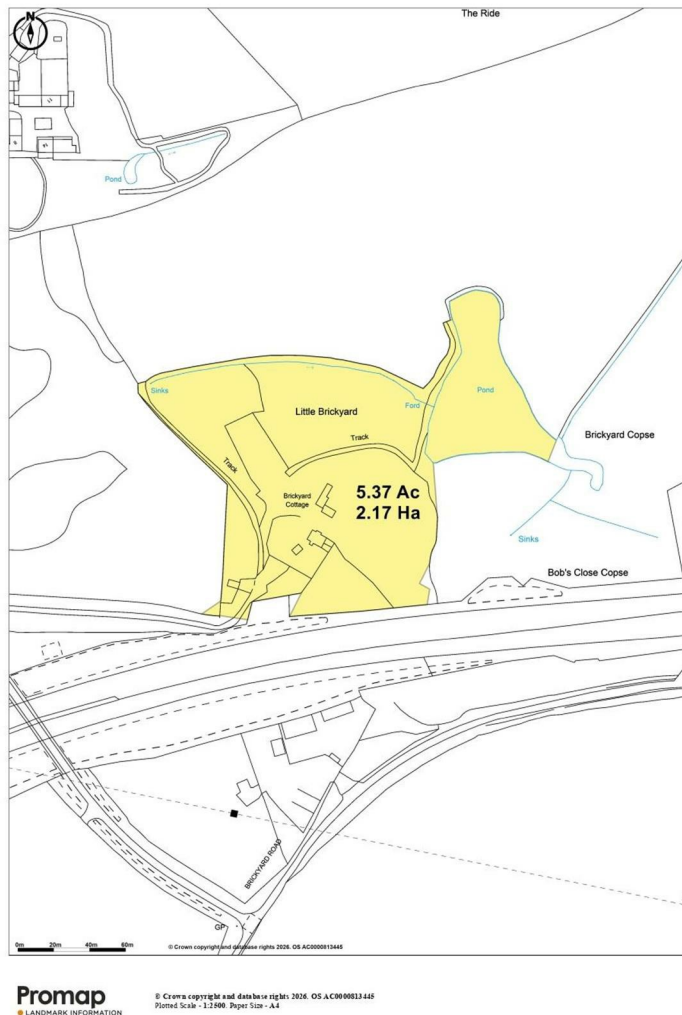
Freehold with vacant possession upon completion.

SERVICES

Mains water and electricity. Private drainage (Klargester sewage treatment plant -installed July 2024). Oil fired central heating. Standard broadband available, mobile variable outside on Three, EE, Vodaphone and O2 (Ofcom).

RIGHTS OF WAY

No public rights of way cross the property.



MATERIAL INFORMATION

There is a small clump of Japanese Knotweed in a localised area on the bank between the lawn and the folly. Our client is in the process of securing a professional survey with a treatment plan to follow.

SPORTING

All rights are understood to be owned and included in the sale. Racing at Exeter. Golf at Woodbury or Honiton. Sailing on the coast at Topsham.

LOCAL AUTHORITY

East Devon District Council Tel: 01404 515616 Council Tax Band: D

EDUCATION

Primary schooling at Whimple. State secondary schools at Kings School or Clyst Vale Community College and the excellent Colyton Grammar School. Independent Schools in the area include Blundells at Tiverton and the Exeter Schools.

DIRECTIONS

What3words ///champions.maybe.elephant

VIEWINGS

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122.

Brickyard Cottage, Whimble, Exeter



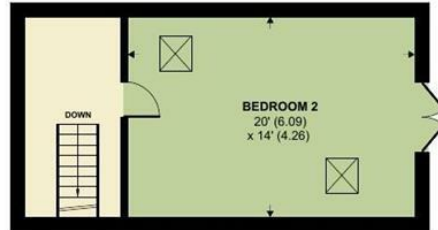
Approximate Area = 2549 sq ft / 236.8 sq m

Annexe = 401 sq ft / 37.2 sq m

Outbuilding = 165 sq ft / 15.3 sq m

Total = 3115 sq ft / 289.3 sq m

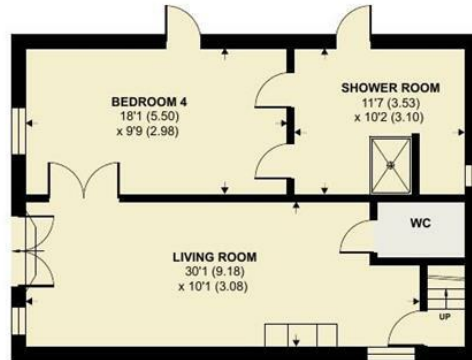
For identification only - Not to scale



SECOND FLOOR



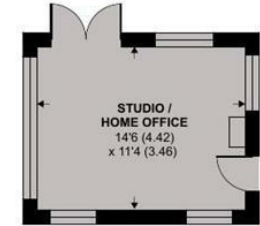
FIRST FLOOR



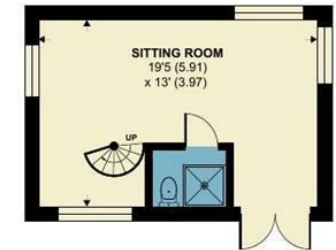
LOWER GROUND FLOOR



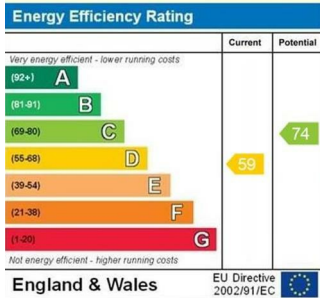
GROUND FLOOR



ACORN ANNEXE FIRST FLOOR



ACORN ANNEXE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1499853



AxAg/ACG/Aug26



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