



Tall Trees



Tall Trees Toby Lane

Woodbury Salterton, Exeter, Devon, EX5 1QB

Exeter 8 miles

A wonderful detached property set in half an acre with stunning countryside views in a semi-rural location

- A sought after East Devon location
- Stunning rural views
- Detached double garage
- Ample parking
- Council Tax Band: E
- Positioned on the edge of the village
- Detached property
- Set in half an acre
- Freehold
- EPC: E

Guide Price £550,000

SITUATION

Tall Trees is situated towards the edge of 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 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 (4 miles), 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 distant respectively.

DESCRIPTION

This wonderful detached property rests in the centre of its private half an acre plot, surrounded by established gardens and with a rural outlook. The well-presented accommodation offers over 1,500sq ft of accommodation arranged with 3 bedrooms, sitting room, kitchen/breakfast room, conservatory, 2 en suites and a cloakroom. The grounds provide a drive, ample parking, a stylish timber detached garage and a timber workshop. The property has a lot of potential to extend or redevelop (subject to the necessary consents).



ACCOMMODATION

Via a covered open storm porch, a door leads into a generous entrance hall. To the right is a cloakroom/utility arranged with a w.c, basin, two wall-mounted cupboards and space and plumbing for a washing machine. Off the hall is the 3rd bedroom, currently used as a study with a side aspect capturing the far reaching views. The spacious sitting room has two large windows with double doors in the centre opening onto the side patio area, framing the striking countryside views. The room also benefits from a wood burner. Off the sitting room is the kitchen/dining room. The kitchen has a rear aspect with garden views, arranged with an array of matching base and wall units, electric double oven with an induction hob, timber worktops, breakfast bar, integrated fridge and space for a freezer or dishwasher. The dining area has a side aspect with sliding doors to the patio area and enjoys wonderful rural views. Double doors to the conservatory, predominantly glazed with low level timber panelling, bench seat, fitted cupboards and door to the rear garden. There are two further bedrooms off the entrance hall. Bedroom 1 has a side aspect with an array of fitted wardrobes, airing cupboard and an en suite shower room. Bedroom 2 has a front aspect with a fitted cupboard and an en suite shower room.

THE GROUNDS

The property is surrounded by established gardens providing areas of lawn, vegetable plot, feature pond, greenhouse, shrubs and a generous patio area positioned to absorb the stunning far reaching views. A further paved patio is positioned to the rear of the property with the majority of its boundaries enclosed by tall hedging and tree lined. The drive leads up from Toby Lane with a five-bar gate opening to the continuation of the drive leading to a parking area. The detached double garage has power and light with an electric up-and-over door, side pedestrian door, double doors for garden machinery and solar panels on the roof. To the left of the property is a timber outbuilding used as a workshop. Overall the property amounts to 0.55 of an acre.

SERVICES

Mains electricity. Private water. Private drainage. Oil-fired central heating. 4kW solar panels.
EPC: E
Council Tax Band: E

DIRECTIONS

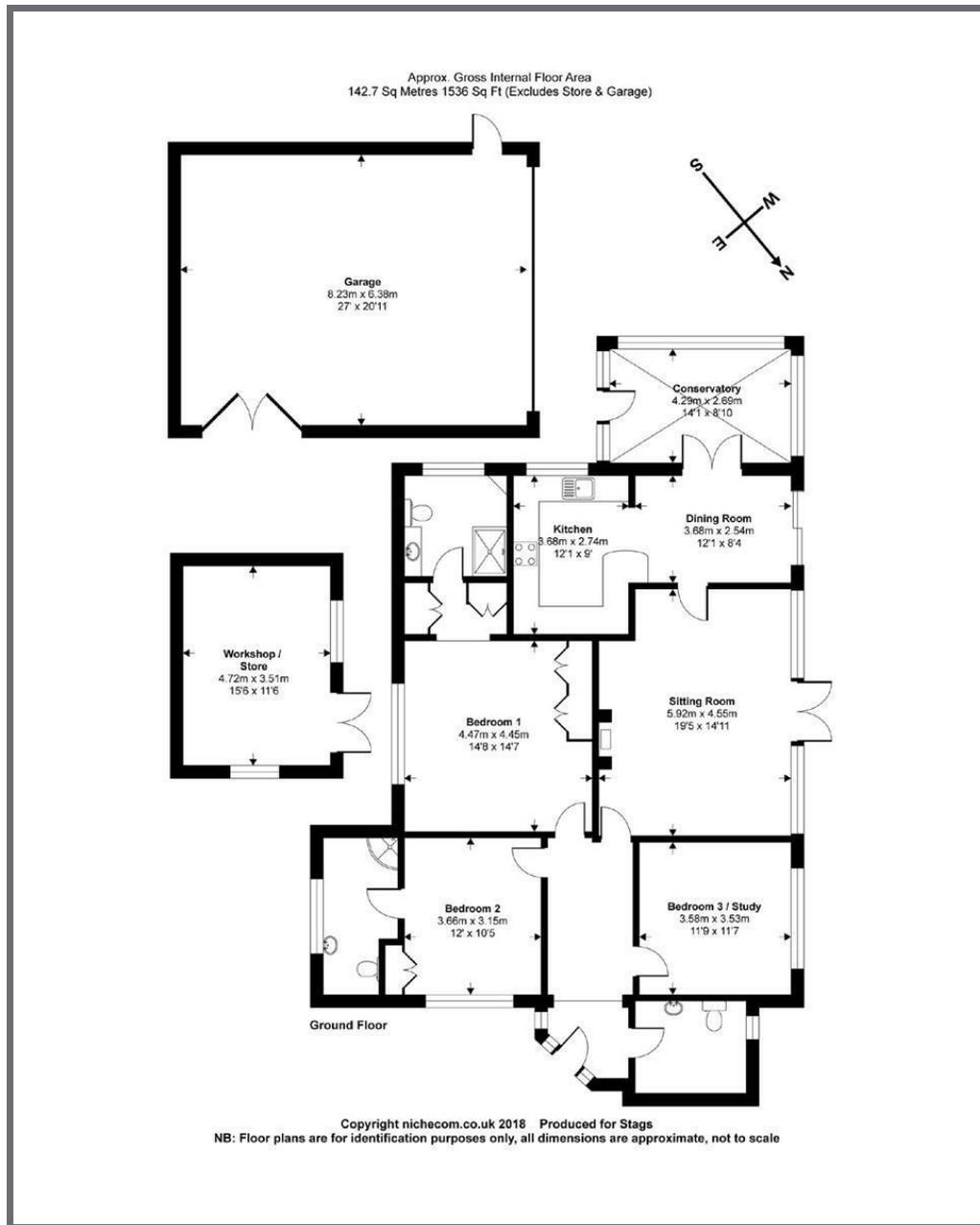
From junction 30 of the M5 motorway proceed eastwards on the A376. At the first roundabout, go straight over onto the A3052. After half a mile, turn right down Oil Mill Lane signposted Woodbury Salterton and continue into the village. Pass through the village and as the road takes a sharp turn to the right take the left turning and then immediately right onto Toby Lane. Proceed on this road for half a mile where the property is located on the right.

AGENTS NOTE

The vendor advises that the property was believed to have been constructed around late 1920 of non-standard construction and may contain Asbestos within the cavity walls. Please speak to the agent for more details.



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	49	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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