



7 Thorns Cottages



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Greenway, Woodbury, Devon, EX5 1LR

Greendale Farm shop (2.6 miles), Exeter City centre (8.3 miles)

A charming 3 bedroom cottage located in the centre of the village with a good sized garden.

- Central village location
- 3 bedrooms
- Brick built storage shed
- Grade II Listed
- Freehold
- Sitting room
- Good sized loft room
- On street parking
- Council Tax Band: B
- EPC: C

Asking Price £295,000

SITUATION

Thorns Cottages is situated in the centre of the village of Woodbury, one of East Devon's most sought-after villages, with an excellent range of local facilities including a 15th century parish church, village school, shop, garage and two pubs. Darts Farm and Greendale Farm shops are a short drive, providing an excellent range of quality food shopping. Woodbury Park Golf and Leisure Club is 2 miles, whilst it is in easy reach of the popular beaches of Budleigh Salterton and Exmouth. Woodbury Common with acres of unspoilt land is to the north of the village.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.

DESCRIPTION

A charming period, Grade II Listed cottage providing attractive accommodation throughout with a sitting room and kitchen/dining room on the ground floor with views over the garden to the front. On the first floor are two bedrooms and an attractive bathroom whilst on the top floor is a useful loft room used as an occasional bedroom or additional reception room.



ACCOMMODATION

The front door opens directly into the sitting room with a window looking over the garden to the front, there is a fireplace set in a hearth with alcove storage cupboards either side. To the rear is a kitchen/dining room fitted with a range of base, wall drawer units with a range for cooking, integrated fridge, freezer and dishwasher and space for a washing machine with a staircase rising to the first floor.

On the first floor the landing has doors leading to the main bedroom with a window looking to the front, there is a second bedroom and a door into a bathroom fitted with a panel bath with shower over and tiled splashbacks, a hand wash basin and low level W.C. A second staircase rises to a very interesting loft room with a vaulted ceiling and range of exposed beams. This room has a number of uses including as an occasional bedroom with a fitted shower, office (and bar!) with a window to the side.

GARDENS

To the front of the cottage, a path runs across leading to the neighbouring property and a very useful brick built storage shed for keeping bikes etc. On the other side of the path is a patio area surrounded by a lawn which provides space for a table and chairs and beyond is a further area of garden used as a vegetable patch.

SERVICES

Current Council Tax: B

Utilities: Mains electric and water.

Drainage: Mains

Heating: Gas Central heating

Tenure: Freehold

Standard, ultrafast and superfast broadband available. EE, O2 and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter, head out of the city along Topsham Road, pass through Topsham and past Darts Farm and at the roundabout turn left. At the following roundabout, turn right and follow the road into Woodbury turning left at the cross roads. Follow the road through the village, past The Maltsters and the house is along on the right hand side.

AGENTS NOTE

The vendor advises there is a shared pathway to the front of number 7 providing access for numbers 6 and 7 Thorns Cottages.



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.



Approximate Area = 953 sq ft / 88.5 sq m
For identification only - Not to scale

Ground Floor **First Floor** **Second Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©richteckon 2025. Produced for Stags - REF: 1240729



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		85	70
EU Directive 2002/91/EC			

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