



East of   
ESTATE AGENTS

East & West of 

Higher Venmore Farm  
Woodbury £1,150,000

# Higher Venmore Farm

Woodbury £1,150,000

A beautifully presented and substantial Grade 2 Listed period family home, set in around 0.6 acres of delightful south-westerly facing gardens. Offering a superb kitchen/family room, six bedrooms, plus a self-contained annexe and an impressive range of traditional outbuildings, this is a wonderfully versatile home full of character. With far-reaching countryside views towards Haldon Belvedere and exceptional outdoor space including a kitchen garden and entertaining areas, this is a rare opportunity not to be missed.

| Detached Grade 2 Listed Family Home | Six Bedrooms | Annexe | Outbuildings | Approx 0.6 Acre | Stunning Gardens | Multi generation living | Sought After Village Location |

## DESCRIPTION

A wonderfully characterful and substantial period home, quietly positioned within easy walking distance of the village centre, set within beautifully established gardens of approx. 0.6 acres. With the added benefit of a self-contained annexe and an array of traditional outbuildings, this is a rare and versatile home offering both charm and opportunity in equal measure.

Approached via gated access, the gardens immediately set the tone - thoughtfully arranged and enjoying a sunny south-westerly aspect, they provide an inviting and private setting for outdoor living. The grounds extend to approximately one-third of an acre of formal garden, complemented by additional areas including a productive kitchen garden.

At the heart of the home lies a superb kitchen/family room - a warm and sociable space with triple-aspect sash windows, working shutters, and an open fireplace with wood-burning stove set within a stone surround. There is ample space for both relaxed seating and dining, alongside a well-fitted kitchen with breakfast bar, space for a range cooker and all set against a backdrop of painted beams and characterful floorboards.

The adjoining courtyard provides a particularly pretty outlook, with a rear hallway linking through via French doors, featuring slate flooring and a useful log store. From here, access is provided to a range of practical



spaces including a boot room, generous utility, and the self-contained annexe. The principal reception room is equally appealing - a light-filled, double-aspect space with sash windows, open fireplace, and timber flooring, complemented by a raised area with exposed beams, adding further interest and flexibility.

Upstairs, a galleried landing overlooks the courtyard and leads to five well-proportioned bedrooms. The principal suite is especially impressive, with exposed beams, twin sash windows, and a beautifully appointed ensuite featuring a vaulted ceiling, slipper bath, and separate shower. The remaining bedrooms are full of character, with a mix of fireplaces, vaulted ceilings, and attractive outlooks. Additional highlights include a charming library/home office with vaulted ceiling, a guest suite with freestanding bath, and a family bathroom enjoying far-reaching views towards the Haldon Hills.

A notable feature of the property is the range of traditional outbuildings, including a striking double-height barn, complete with original features such as an apple press, alongside further barns, a garage, and a separate reed barn - offering excellent potential for a variety of uses, subject to any necessary consents.

The gardens are a particular delight - thoughtfully landscaped with areas of lawn, mature planting, fruit trees, and well-defined spaces for both relaxation and entertaining. The south-facing rear garden enjoys a wonderful outlook across adjoining fields towards Haldon Belvedere, while the kitchen garden, complete with raised beds, greenhouse, decked seating area, fire pit and bar, offers a more productive and sociable space, cleverly screened for privacy.

## LOCATION

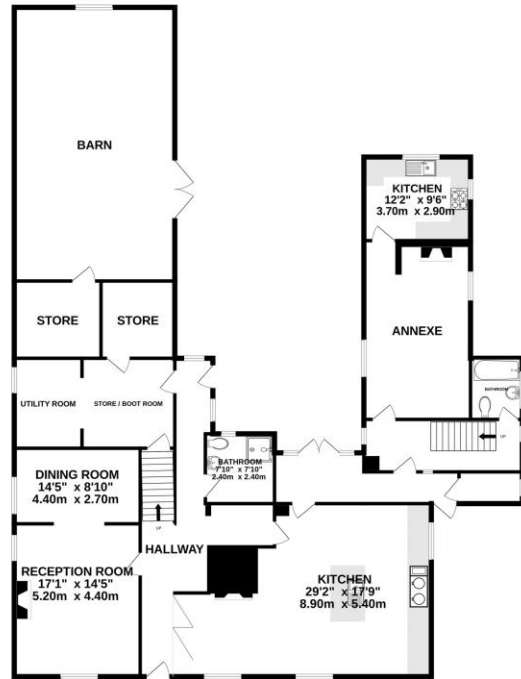
Higher Venmore Farm is situated in a peaceful rural location on the outskirts of Woodbury, a highly sought-after East Devon village. The property enjoys a tranquil countryside setting while remaining conveniently close to local amenities, including a village shop, primary school, pubs, and transport links. The nearby city of Exeter is easily accessible, offering a wide range of shopping, dining, and leisure facilities, along with excellent road and rail connections. The stunning East Devon coastline and surrounding Areas of Outstanding Natural Beauty are also within easy reach, making this an ideal location for those seeking a balance of rural living and accessibility.



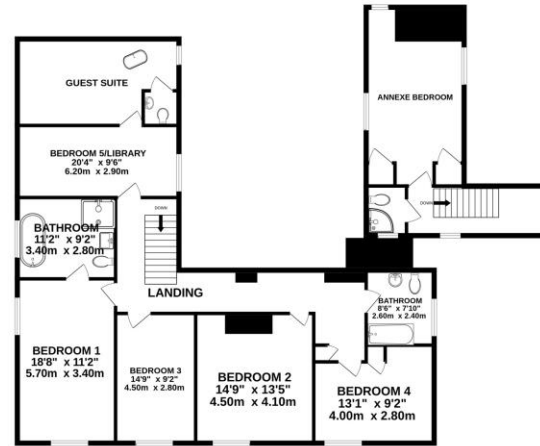
## AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following at the time of marketing: -  
 Tenure: Freehold  
 Council Tax Band: F  
 Council: East Devon District Council  
 Parking: Ample  
 Garden: 0.6 Acres  
 Electricity: Mains  
 Heating: Mains Gas Boiler  
 Water supply: Mains  
 Sewerage: Minitec Biotec Sewage Treatment tank/System.  
 Broadband: Fibre Optic - Download speed 440 Mbps and Upload speed 100 Mbp  
 Mobile Signal: Several networks currently showing as available at the property including 02 and EE

GROUND FLOOR  
2672 sq.ft. (248.2 sq.m.) approx.



1ST FLOOR  
1716 sq.ft. (159.4 sq.m.) approx.



TOTAL FLOOR AREA: 4388 sq.ft. (407.7 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		
69-80	C		
55-68	D	58 D	77 C
39-54	E		
21-38	F		
1-20	G		

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