

STAGS

St. Aubyns House

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Woodbury, Exeter, EX5 1NY

Exeter city centre (8.4 miles), Topsham (3.6 miles), M5 junction 30 (4 miles)

A charming 2/3 bedroom period house located in the heart of the village at the end of a private lane with a lovely, good sized garden, courtyard parking area and a number of outbuildings.

- Charming period 2/3 bedroom semi-detached house
- No onward chain - probate sale
- Large courtyard parking area
- Central village location
- Current council tax band E
- On the market for the first time in many years
- Good sized garden with potential for development (stp)
- Good sized workshop and two garages
- Two good sized reception rooms
- EPC rating: D

Guide Price £535,000

SITUATION

St.Aubyns House is situated in the heart 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.







ACCOMMODATION

Located at the end of a quiet lane and in the same family for many years, St.Aubyns is a unique and charming period property with the owner holding deeds dating back to 1780. The front door opens into a good sized entrance hall with a staircase rising to the first floor. Straight ahead a door opens into a good sized sitting with a window to the rear and wood-burning effect, electric fire. . Further along the hall is the dining room, another good sized reception room with a window overlooking the garden and a recess for a fire. A second door leads into the kitchen/breakfast room which is fitted with a range of wood fronted base, wall and drawer units with a hi-level oven and grill and a stainless steel sink next to a window which overlooks the garden. Adjacent is a back porch with a door into the garden and a second door into a good sized utility room with a washing machine and tumble dryer, a sink and at the end a door into a downstairs W.C.

On the first floor, the house has two substantial double bedrooms with views over the gardens and there is a good sized family bathroom fitted with a large walk in shower, hand wash basin in a vanity unit, a low-level W.C and a range of fitted cupboards. Also on this floor is a study that could also be used as a small third bedroom.

OUTSIDE

The house is situated at the end of a gravelled driveway, shared with the neighbouring properties which leads to a good sized private courtyard providing parking for a number of vehicles. The house benefits from outbuildings with a large cobbled workshop/store accessed through double wooden doors and on the other side of the parking area are two garages with an attached potting shed. Beyond the garages and a real feature of the property is the garden, which is a very good size and laid to lawn with a number of fruit trees and bordered by a stream at the bottom. Subject to planning given the size there is potential for development within this area of garden. Immediately adjacent to the house is a patio providing a lovely area for outside dining overlooking the grounds.

SERVICES

Current Council Tax: E
Utilities: Mains electric and water.
Drainage: Mains
Heating: Gas Central heating and two electric fires
Tenure: Freehold
4 Solar panels on top of the utility roof.
Standard, ultrafast and superfast broadband available. EE, O2 and Vodafone mobile networks available (Ofcom).

ACCESS

The vendor advises that the access lane to the house is jointly owned by St.Aubyns and the neighbouring house, Costello House. Access to the front door is across the front garden of Costello House although the back door to St.Aubyns is via the private parking courtyard.

DIRECTIONS

The access lane to the house is located to the right of the newsagent and postcode located in the middle of the village off Broadway with the St.Aubyns being located at the end of the lane. What Three Words: ///leaflet.unrealistic.cries



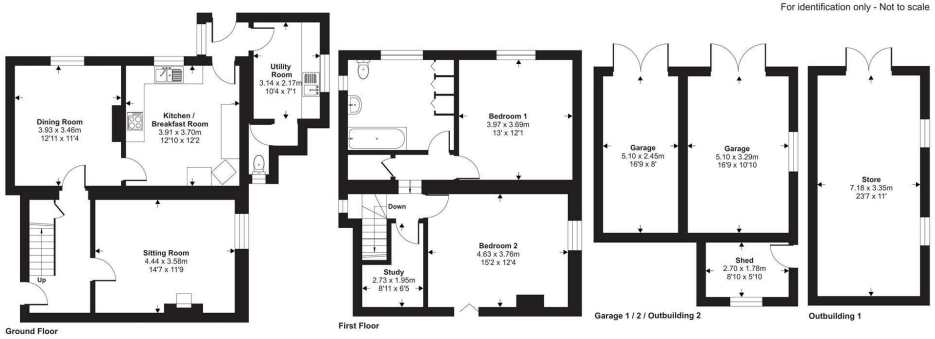




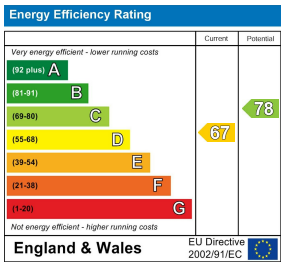
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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 = 1351 sq ft / 125.5 sq m
Garage = 315 sq ft / 29.2 sq m
Outbuilding = 311 sq ft / 28.8 sq m
Total = 1977 sq ft / 183.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1548740



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