




The Old Vicarage

Village Road, Woodbury Salterton, Devon



BNP PARIBAS GROUP 

A beautifully refurbished Grade II listed former vicarage, set in the heart of a popular village with approximately 1.6 acres

An impressive and substantial Victorian property offering a wealth of immaculate accommodation, featuring contemporary styling and elegant, bespoke fittings and décor throughout. The Old Vicarage enjoys a generous plot of approx. 1.6 acres, surrounded by beautiful established gardens. The property is set in the heart of the popular East Devon village of Woodbury Salterton, within easy reach of Exeter and the East Devon coastline.



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



OUTBUILDINGS



1.6 ACRES



FREEHOLD



VILLAGE



4,672 SQ FT



**GUIDE PRICE
£2,500,000**



The property

The Old Vicarage has been the subject of an extensive and highly considered programme of renovation and upgrading, combining major infrastructure improvements with careful regard for its character as a Grade II listed house. Behind the scenes, the house has been substantially modernised for comfortable long-term living, with a completely renewed electrical installation throughout, three-phase power, a new pressurised plumbing system arranged across four separate loops, and a high-output Vaillant ecoTEC plus 64kW heating installation serving a combination of underfloor heating and radiators throughout. Mains gas and mains water are connected, the garden borehole has been refurbished for external use, and a Marsh sewage treatment plant for 12 persons has been installed. The building fabric has also been significantly improved, with upgraded insulation beneath floors and within the loft spaces using acoustic rockwool, new fireplaces and chimney linings, and comprehensive external wall repairs including lime repointing to all surfaces. Internal walls, floors and associated works have been carried out with

sensitivity to the listed status of the property and in conjunction with conservation requirements. The main formal reception rooms include the drawing room and the sitting room at the front of the property, both of which feature original fireplaces, fitted with wood burning stoves. Both rooms also have tall, west-facing sash windows allowing for a wealth of natural light, while the drawing room also benefits from south-facing French doors that open onto the garden. Additionally, the ground floor has a useful study for home working with parquet flooring and a door that also opens onto the garden, providing plenty of natural light. At the rear a particularly striking enhancement is the modern curved kitchen extension, which provides a beautifully judged contrast to the historic core of the house. It includes underfloor heating, double glazing, and a full suite of brand new Neff appliances, bringing contemporary performance and day-to-day practicality to an exceptional period home. Two sets of bi-fold doors open to the rear garden and to a terrace area providing excellent space for al fresco dining and entertaining.







Also on the ground floor is a generous utility room and boot room which feature bespoke fitted storage while there is also a boiler room on this floor and two cloakrooms. The welcoming reception hall has chequerboard floor tiling and a magnificent oak staircase leading to the upper level, where the galleried landing leads to five well-presented bedrooms. These include the impressive principal bedroom which has a dual aspect, walk-in wardrobe and palatial en suite bathroom, which features a freestanding bath, dual washbasins and walk-in shower. Two further bedrooms are en suite, one with a bathroom while the other has a shower room. The first floor also provides access to a family bathroom with a bath and a separate shower unit.

Outside

The grounds have been extensively improved and rationalised, with major garden clearance and landscaping undertaken to create a more manageable and visually coherent setting. Compacted gravel has been laid to the drive and paths, substantial featheredge boundary fencing installed, and electric gates added to enhance both privacy and security. There is also a detached coach house for covered parking which also offers storage and workshop space. The coach house has had all principal services connected and could offer development potential subject to obtaining the necessary consents. In total, the property enjoys approximately 1.6 acres.

Location

The Old Vicarage lies in a superb peaceful position in the charming East Devon village of Woodbury Salterton. The village has a local pub and a primary school, while the neighbouring village of Woodbury offers further amenities, including a local shop. The popular town of Topsham is just four miles away, offering a selection of shops, restaurants and cafés and access to sailing on the River Exe estuary. Local sporting facilities include Woodbury Common, leisure facilities at Woodbury Park, a nearby golf club and coastal walking, cycling, and riding routes. Exeter city centre offers comprehensive shopping, service, leisure, cultural and recreational amenities. The area is well connected by road, with the M5 less than four miles away, while Topsham's station connects to Exeter St. Davids with onward connections to London. Exeter Airport is also just 4 miles away offering an ever increasing number of flights.



Distances

- M5 3.5 miles
- Topsham station 3.9 miles
- Topsham 4 miles
- Exeter Airport 4miles
- Exmouth 6 miles
- Exeter 7 miles
- Exeter St. Davids mainline station 8.5 miles

Nearby Schools

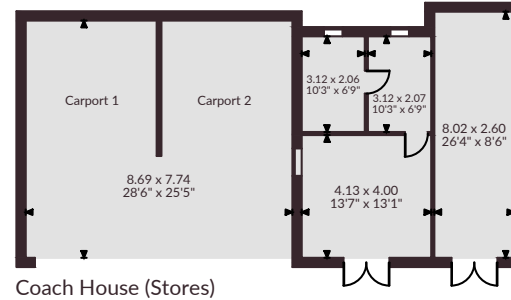
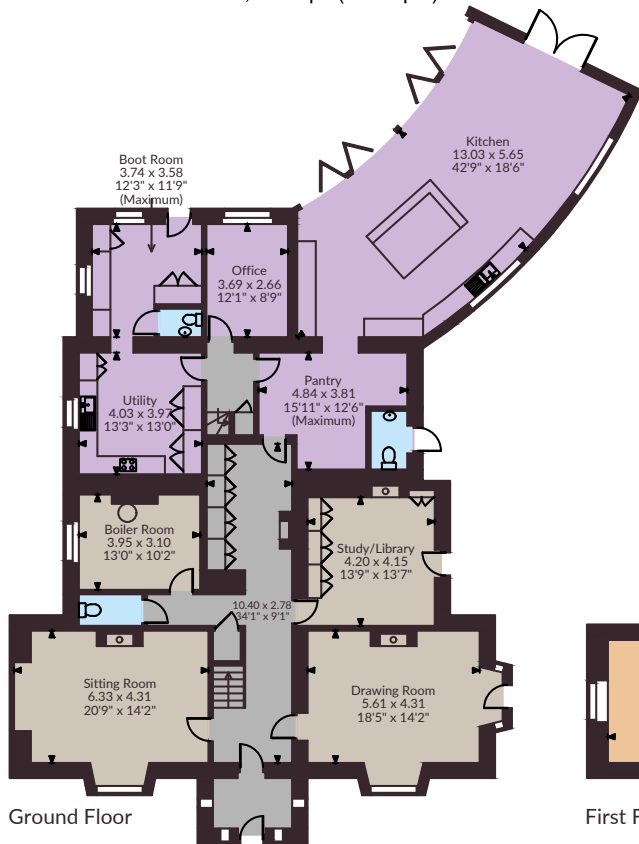
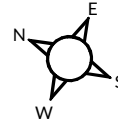
- Woodbury Salterton CofE Primary School
- Woodbury CofE Primary School
- The Topsham School
- St Peter's Preparatory
- Exeter School
- The Maynard
- Exeter College (Ofsted rate outstanding)







The Old Vicarage, Village Road, Woodbury Salterton, Devon
 Main House internal area 4,672 sq ft (434 sq m)
 Coach House (Stores) internal area 1,308 sq ft (122 sq m)
 Total internal area 5,980 sq ft (556 sq m)



Floorplans

House internal area 4,672 sq ft (434 sq m)
 Outbuilding internal area 1,308 sq ft (122 sq m)
 Total internal area 5,980 sq ft (556 sq m)
 For identification purposes only.

Directions

EX5 1PG

what3words: ///store.cascaded.yoga - brings you to the property

General

Local Authority: East Devon District Council
Services: Mains electricity, gas and water. Private water as well via bore hole. Private drainage which we understand is compliant with current regulations. Starlink internet with hubs, network infrastructure and a dedicated data cupboard.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band G
EPC Rating: D
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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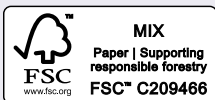
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