



Woodground Cottage
Broadclyst, Devon

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Woodground Cottage, Westwood, Broadclyst, Devon EX5 3DJ

A substantial detached family home with a spacious annexe, swimming pool and tennis court, nestled in grounds of approximately 3 acres

Broadclyst 2.8 miles, Exeter Airport 5.5 miles, M5 (Jct 29) 6.5 miles, Exeter 7.5 miles, Exeter St. David's mainline station 8.6 miles (2 hours to London Paddington)

Main House: Reception hall | Drawing room
Conservatory | Dining room | Kitchen/breakfast room | Store | Utility | Cloakroom | Principal bedroom with en suite bathroom | Four further en suite bedrooms | Dressing room/ bedroom six | Study | Garaging block | Two garden sheds
Garden | Pasture | Tennis court | Swimming pool
Approximately 3 acres | EPC rating E

Annexe: Hallway | Sitting room | Kitchen
2 bedrooms | Shower room

The property

Woodground Cottage is an impressive family home offering over 4,000 sq ft of accommodation with generously proportioned reception rooms and up to six bedrooms. The property benefits from a substantial annexe comprising two further bedrooms with opportunities for multi-generational living or income potential subject to obtaining the necessary consents. The property lies in a peaceful and secluded position within its grounds of approximately 3 acres with far reaching views over the surrounding East Devon countryside.

A spacious and light-filled reception hall provides an impressive entrance to the home with a central staircase that leads to a galleried landing. The property has three flexible reception rooms on the ground floor

including the 32ft drawing room, featuring a fireplace which is fitted with a woodburning stove and a quadruple aspect allowing for a wealth of natural light. There is also a well-proportioned dining room displaying characterful features including exposed timber beams and an inglenook fireplace while at the rear of the property there is a south-facing conservatory providing panoramic views over the south-facing garden. The spacious kitchen and breakfast room has fitted units to base and wall level, granite worktops, an Aga, modern integrated appliances, a split Butler sink and space for a large family dining table. The adjoining storeroom and utility offer further generous space for household storage and appliances with the ground floor accommodation completed by a cloakroom. You will also find a gym and office room downstairs, both of which could be made into additional bedrooms, or a shared family space.

Upstairs there are five double bedrooms of similar proportions. Each of the bedrooms is en suite, including the principal bedroom which has a spacious en suite bathroom, which has dual washbasins, a freestanding bathtub and a separate shower unit. The second floor of the house provides a private home study and an attic dressing room with plenty of storage space that could be used as an additional bedroom if required.

The annexe has its own entrance and offers well-presented accommodation arranged across a single accessible level. As well as the 2 double bedrooms, there is also a well-appointed sitting room with sliding glass doors that open onto the annexe's garden. The annexe is completed by a fully equipped kitchen and family shower room.

Outside

At the front of the house there is a gravel driveway which provides plenty of parking space for the house and annexe, while the detached garaging block offers further parking as well as storage and workshop space.









Outside

The property lies in grounds of approximately 3 acres which comprise an extensive, south-facing rear garden that is mainly laid to lawn interspersed with various mature trees and established shrubs providing a high degree of privacy as well as including a patio area for al fresco dining and entertaining. There is also a swimming pool with its own sun terrace and a tennis court while beyond the garden there are grassy paddocks enclosed by post and rail fencing providing ideal space for grazing livestock or for exercising horses. The property's grounds back onto open countryside providing exceptional views.

Location

Woodground Cottage is set in a desirable rural position, three miles from the popular village of Broadclyst, surrounded by beautiful rolling countryside and seven miles from the centre of Exeter. Broadclyst has a range of everyday amenities, including a village store,

a local pub, a medical centre, a restaurant, an outstanding-rated primary school and a secondary school. The village is within easy reach of all the facilities the city has to offer. Exeter is a thriving city, with a superb range of shops, leisure facilities, cafés, restaurants, pubs and supermarkets. Many good primary and secondary schools can be found in Exeter, whilst Exeter University is recognised as one of the best in the country. It also has excellent rail connections, with four mainline stations in the city centre, including direct services towards London from Exeter St. David's. The area is well connected by road, with the A30 and the M5 both less than five miles away. The reputable Blundell's school is located just 13 miles from Broadclyst, making it in the school discount zone.





Floorplans
House internal area 4,034 sq ft (375 sq m)
Annexe internal area 1,562 sq ft (145 sq m)
Garage internal area 694 sq ft (64 sq m)
For identification purposes only



Directions

What3Words///mandolin.bashful.access brings you to the property's driveway.

General

Local Authority: East Devon District Council
Services: Mains electricity and water. Private drainage which we understand may not be compliant with current regulations. Further information is being sought. Oil fired central heating.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,250,000

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



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