





SITUATION

Located on the outskirts of Woodbury Salterton, a small hamlet nestled amongst rolling East Devon Countryside, Moorside enjoys fantastic proximity to the parishes of Woodbury and Woodbury Salterton, forming one of the most sought after areas in East Devon. With excellent links by car or bus to Exeter, the M5 and the coast, the property is perfectly located to make the most of what Devon has to offer. Within just a couple of miles are the award winning Darts Farm, Greendale Farm Shop, Woodbury Park Hotel and Winslade Park, each providing a abundance of local produce, leisure facilities and eateries. Woodbury Common is an excellent escape for a walk or bike ride, while the beaches of Budleigh and Exmouth are just a few miles distant. Within the village, there is a good school, two pubs, village shop and parish church, while Exeter provides a greater range of amenities and schooling that you would expect from our Cathedral City.



DESCRIPTION

Moorside is a substantial semi detached family home offering superb contemporary living while retaining the charm you would expect from it's original pretty cottage.

During 2022/23 the property had significant upgrades, including a new roof, extension and layout of accommodation, all designed by a local

architect, as well as new double glazed wooden windows and a full rewire.

The gardens to the front and back offer spectacular colour all year round, and the garden room extension connects the house and gardens perfectly.

Overall, this house has been stunningly refurbished to enhance the period charm of the building and create this superb, modern house within the spectacular East Devon Countryside.

ACCOMMODATION

The front door for the property opens into the spacious hallway with plenty of space for coats and boots while doors lead through into the Kitchen, Living Space and downstairs W/C. The country style Kitchen is the heart of the house, with a large window overlooking the back garden and shaker style base and wall mounted units providing ample storage. There is space for a dishwasher, fridge freezer, as well as built in oven, new centerpiece electric aga with induction hob and plenty of worktop space.

This room flows naturally into the adjoining snug room, with the same attractive tiled floor as the kitchen, handsome wood burner and fire surround, with a set of glazed doors opening into the garden room extension. This is a spectacular space, currently utilised as a glorious, light Dining room with bi-fold doors opening into the gardens



creating a wonderful, sunny entertaining space. The Living Room is a lovely, cosy room with space for sofa's and chairs, wood burner and a pretty aspect across the gardens.

Upstairs there is a stylish bathroom with large shower, W/C and basin as well as three large double rooms, each with far reaching views across the surrounding East Devon Countryside.







OUTSIDE

The gardens here are a particular feature, both front and back gardens have been landscaped to provide expansive terraces and seating areas to enjoy the sun throughout the day. At the front, facing South West, there is a lovely area of patio adjoining the garden room extension with raised beds and flowering borders providing colour throughout the year.

Adjoining the front gardens is an area of off road parking for two vehicles.

To the rear of the property there is a further level patio with plenty of space for outside seating, alongside the raised beds.

Here there is a timber shed and a large established

4.0m/2.5m log cabin used as a home office/gym space with electric and wifi connected.

There is also existing planning consent to build larger, ancillary accommodation (6.0m/4.0m) with approved plans and costings available on request.

Further down White Cross Road is the detached garage, perfect for additional storage.

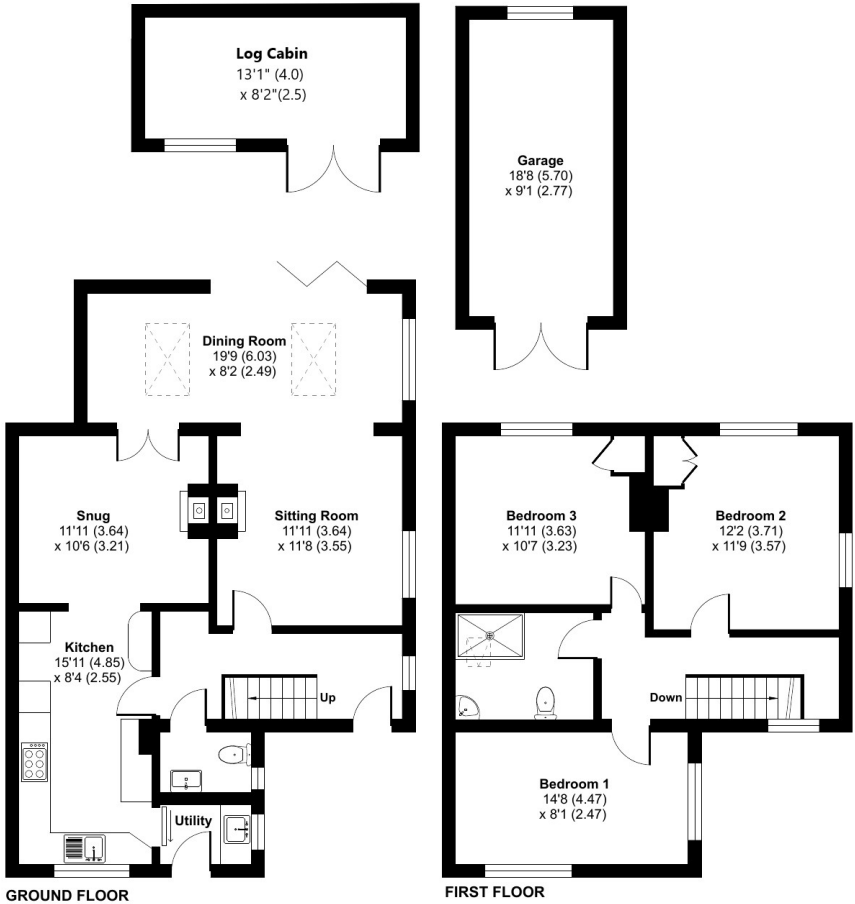
SERVICES

All mains services are connected, mains Gas, Water, Electric and Drainage.



Woodbury Salterton, Exeter, EX5

Approximate Area = 1302 sq ft / 120.9 sq m
Garage = 170 sq ft / 15.7 sq m
Total = 1472 sq ft / 136.6 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Smart Estate Agent Exmouth Ltd. REF: 1134651



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