Cannonwalls House, Woodbury Salterton

£1,300,000

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Cannonwalls House is an outstanding country residence set amid the rural countryside surrounding the popular village of Woodbury Salterton. Presented to a high standard throughout, this large detached property offers a unique and expansive mix of accommodation, combining versatile family living space with separate office accommodation and a charming detached guest cottage, all set within beautifully landscaped grounds.

Versatile accommodation | Vaulted ceiling first-floor sitting room | Separate office annexe | Detached guest cottage | Landscaped gardens | Large terrace | Appox. 5 acres of Paddocks | Detached Double Garage and Ample Parking

DESCRIPTION

Cannonwalls House is an outstanding country residence set within the beautiful rural surroundings of Woodbury Salterton, enjoying a peaceful position on the outskirts of this popular village. Presented to a high standard throughout, this impressive and highly versatile property offers an exceptional blend of spacious family accommodation, extensive ancillary space and independent guest accommodation, all set within attractive landscaped gardens and grounds extending to approximately five acres in total.

The principal residence provides a flexible arrangement of living space, with a variety of reception rooms ideally suited to both everyday family life and entertaining. The ground floor includes a well-appointed kitchen, dining room, conservatory, sitting room and separate snug, together with a boiler room, boot room and cloakroom. The first floor of the main house offers a particularly impressive open-plan sitting room with a vaulted ceiling and doors opening onto a beautiful terrace overlooking the gardens, creating an attractive space in which to relax and enjoy the surrounding setting.

The main house offers four double bedrooms in total, arranged across the ground and first floors. Three double bedrooms are located on the ground floor and are served by the family bathroom. The first-floor bedroom benefits from its own en-suite facilities, providing a private and comfortable principal. In addition to the main bathroom and en-suite, the property benefits from a ground-floor WC and a separate shower room serving the office accommodation.

A further notable feature of the property is the separate office accommodation, which provides considerable flexibility for home working or a range of alternative uses, subject to any necessary consents. Arranged over two levels, this section comprises two ground-floor offices and a shower room, with a separate staircase leading to a larger first-floor office, offering an additional degree of separation and privacy.

ANNEXE / GUEST ACCOMMODATION

Situated within the grounds of Cannonwalls House, a detached two-bedroom cottage provides valuable independent accommodation, ideal for visiting family and friends or those seeking a separate living space, subject to any necessary consents.

Arranged over two floors, the ground floor comprises a sitting room, kitchen and dining room, while the first floor offers two double bedrooms and a shower room. The cottage is further enhanced by its own enclosed private garden, creating a secluded and self-contained environment separate from the principal residence. The additional office accommodation within the main property's attached section further enhances the versatility of the estate, offering dedicated workspace across two floors, including a larger first-floor office accessed via a separate staircase.

GARDENS & GROUNDS

Cannonwalls House is surrounded by beautifully landscaped gardens, providing an attractive setting for the principal residence and a variety of spaces in which to relax and entertain. A particularly appealing feature is the large terrace, ideally suited to outdoor dining and entertaining while enjoying views across the gardens and surrounding countryside. Beyond the formal garden areas, the property benefits from approximately just under four acres of field, situated to the front right of the property and adjoining the long driveway that leads towards the house. This additional land provides a wonderful sense of space and rural character, complementing the property's country residence appeal. The combination of landscaped gardens, outdoor entertaining space and adjoining field creates an appealing balance between established garden surroundings and open countryside.

PARKING / GARAGING

The property is approached via a long driveway, providing an impressive entrance and access to the principal residence and grounds. A detached double garage provides secure garaging and additional storage potential. A number of further outbuildings are situated within the grounds, offering useful additional space and scope for a variety of purposes, subject to any necessary consents. Together with the garage, driveway and extensive grounds, these features further enhance the practicality and versatility of this substantial country property.

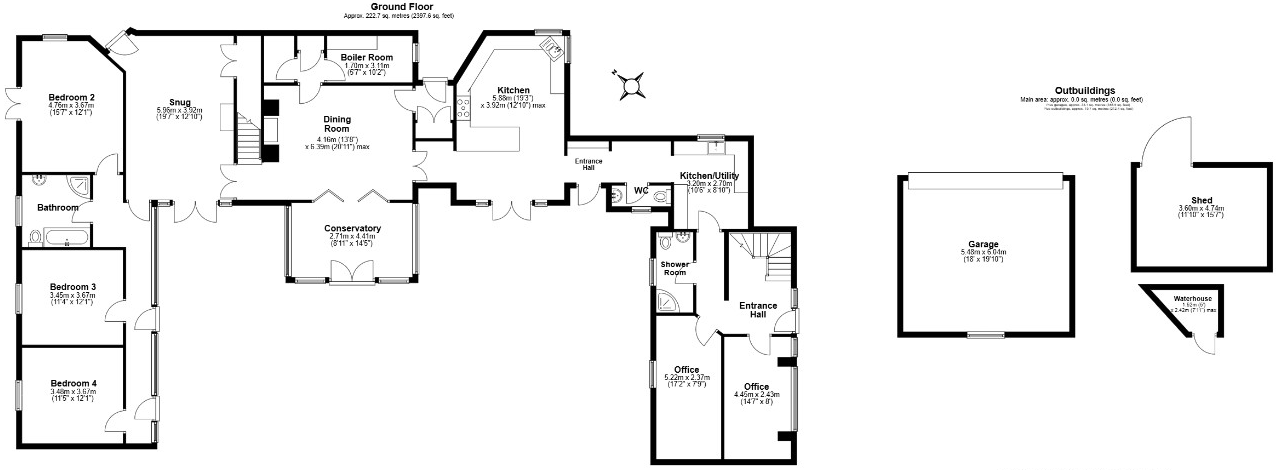
LOCATION

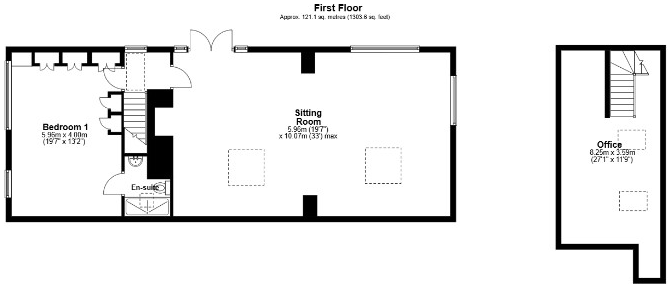
Cannonwalls House enjoys a desirable rural position on the outskirts of Woodbury Salterton, a popular village set within the attractive East Devon countryside. The surrounding landscape provides a peaceful and picturesque backdrop, offering the appeal of country living while retaining the sense of community associated with village life.

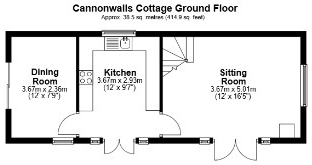
The property's setting, with its landscaped gardens, adjoining field and generous grounds, creates a wonderful sense of privacy and space. The combination of a substantial principal residence, detached cottage and extensive ancillary accommodation makes Cannonwalls House a particularly versatile proposition for those seeking a country home with room to accommodate changing lifestyle requirements.

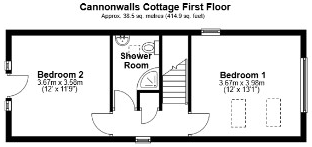
AGENTS NOTES

To the best of the Vendor's knowledge, at the time of marketing:
Council Tax Band: G
Council: East Devon District Council
Parking: Detached double garage and Ample Parking
Garden: Beautifully landscaped gardens approx 5 acres with large terrace
Electricity: Mains
Heating: Two Oil Fired Boilers
Water supply: Bore Hole
Sewerage: Septic Tank
Broadband: Starlink
Mobile signal: EE and O2
EPC: Waiting









Main area: Approx. 420.9 sq. metres (4531.0 sq. feet)
Plus garage, approx. 33.1 sq. metres (356.3 sq. feet)
Plus outbuildings, approx. 19.7 sq. metres (212.4 sq. feet)
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EPC rating — Add photos to place

Agents Note: Whilst every care has been taken in the preparation of these sales particulars, they are for general guidance only. All measurements, descriptions and other details are approximate and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of the information by inspection, measurement or otherwise. East and West of Exe reserves the right to withdraw, amend and reissue this brochure without notice or liability for any financial loss prior to exchange of contracts. These particulars are prepared in accordance with the Consumer Protection from Unfair Trading Regulations (2008) and the Business Protection from Misleading Marketing Regulations (2008).

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EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

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