



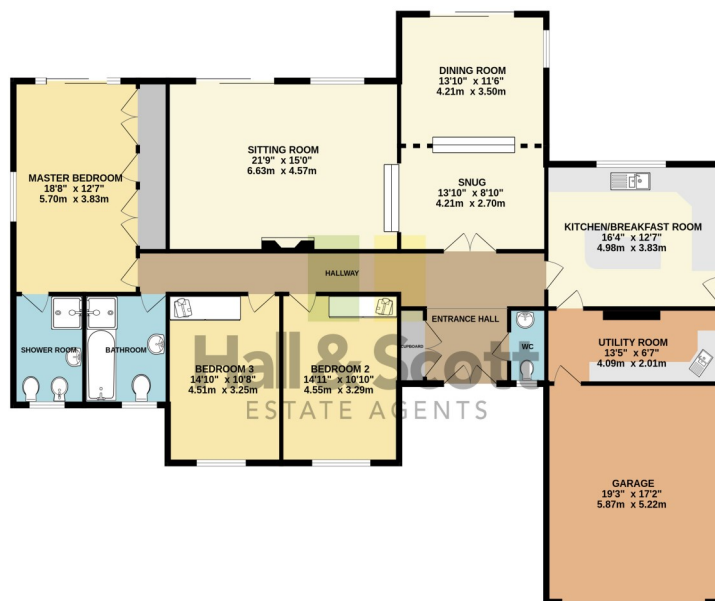
**BURNSALL HOUSE, WHITE CROSS ROAD,  
WOODBURY SALTERTON, EXETER, EX5 1PX  
GUIDE PRICE £875,000**



**Hall & Scott**  
ESTATE AGENTS



2210 sq.ft. (205.4 sq.m.) approx.



TOTAL FLOOR AREA: 2210 sq.ft. (205.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Sales Offices at:  
 Ottery St Mary EX11 1BY, Sidmouth EX10 8LB, Topsham EX3 0HF  
 West Hill EX11 1TY, Exmouth EX8 1DU.  
 Prominent Displays at: Whimble & Exmouth Town Centre.

**Ottery St Mary 01404 812000**

www.hallandscott.co.uk  
 Email: ottery@hallandscott.co.uk

## PROPERTY

We are pleased, as the owners sole agents, to offer Burnsall House to the market. Ideally situated on the edge of the picturesque Devon village of Woodbury Salterton and enjoying a plot of approximately half an acre with a secluded sunny aspect to the rear.

Comprising; a large entrance hall, cloakroom, large living room, dining room and snug area all overlooking the lovely gardens, a large well-fitted kitchen/breakfast room, utility room, a large master bedroom with a modern ensuite and patio doors overlooking the raised deck, two further bedrooms, family bathroom, attached double garage, double-glazed windows and gas central heating.



## OUTSIDE

A large plot of approximately half an acre with a very attractive brick entrance and large paved driveway with a hammerhead turnaround, level and laid to lawn with hedged boundaries and some small mature trees. To the Northern side is a sizeable carport which is extra high to suit a boat or caravan. To the rear is a full width raised decked area which overlooks the garden and land beyond. The secluded and sunny garden is mainly laid to lawn with mature trees, 4 of which are productive fruit trees, hedged boundaries and is attractively landscaped with a decorative patio.



## DIRECTIONS

From Ottery St Mary, proceed towards Sidmouth, turn right onto the A3052 towards Exeter and proceed for approx. 4 miles, there is a public house called 'The White Horse', turn immediately left after and proceed along this road for approx. 1.25 miles and the property is on the right.



## LOCATION

Woodbury Salterton is a popular village surrounded by countryside and farmland. Conveniently situated for ease of access to Exeter, the M5 and the A38 Devon Expressway. Woodbury Common is only a few miles away and there are a network of footpaths affording excellent walking and riding opportunities. The beaches of Exmouth and Budleigh Salterton are 7 miles away, and Topsham is just 4 miles away. Other nearby amenities include the award-winning Darts Farm shopping centre and Greendale Farm Shop.



Health and Safety Statement  
We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.  
Please Note  
Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

**VIEWING**  
By appointment via **Hall & Scott**  
Telephone: **01404 812000**  
Email: **ottery@hallandscott.co.uk**