



East of **E**
ESTATE AGENTS

The Warehouse
Woodbury £299,950

The Warehouse

Woodbury £299,950

This three bed mid-terrace property dates back to the 18th century as the original warehouse attached to the old Cobblers. Located in the popular village of Woodbury and just a short level walk to the local amenities this rather unconventional property is packed with charm. The ground floor is completely open planned to provide a beautiful lounge, kitchen and diner, and to the first floor are three bedrooms to include a master en-suite and family bathroom.

Mid-Terrace | Full of Character and Charm

| Three Bedrooms with Master En-Suite

| Open Planned Ground Floor | Lounge

| Kitchen/Diner | Family Bathroom

Approach

The Warehouse is located in the popular village of Woodbury and well positioned for the village shop, pubs, church's and school. Following down Globe Hill into the village, just before the post office turn right onto Gilbrook and the Warehouse can be found a few houses down on the left hand side.

Front Court Yard

The front courtyard of The Warehouse is enclosed behind a low wall with iron railings inter-wound with climbers. A recessed porch sits beyond under the main property with an impressive wooden beam over the top to create a lovely tucked in under seating area. The floor has been laid with slate tiles and tucked around to the side is a recessed storage area for bins. An impressive glass panel of windows and central door leads the way into the property.

Lounge 5.60m by 3.90m

Entering in and immediately you see the charm and appeal of this property. The entire ground floor has been opened out to create one large impressive room. Two



large wooden beams span the width of the property almost separating the room into its different parts. To the right a red bricked fire place with black hearth takes central stage and opposite an open staircase with metal balustrades and rail leads to the first floor The floors have all been stripped back and painted white, a theme that continues throughout the property.

Kitchen/Diner 4.40m by 3.90m

To the rear a 'U' shaped kitchen has been fitted with a range of anthracite base units and white wall units. A white worktop has been fitted with a white ceramic inset sink and hob, and finished with white splash backs to the side and a decorative splash back over the hob. To the side is ample space for a dining table.

Utility Room

Tucked in behind the kitchen a utility cupboard houses the washing machine and dryer.

First Floor Landing

The metal railings continue up along the landing and we see more of the character of this property with the vaulted ceiling and exposed beams. High up on the wall an almost secret door gives access into a storage area above the bathroom, and above the stairwell, a velux window lets the light flood in.

Bedroom Three 3.90m by 2.56m

First off the landing is bedroom three, with window out to the rear and comprises of a mezzanine king size sleeping platform with a dressing area below.

Bedroom Two 4.66m by 2.20m

Bedroom two has again lots of character with exposed wooden beams and a velux window.

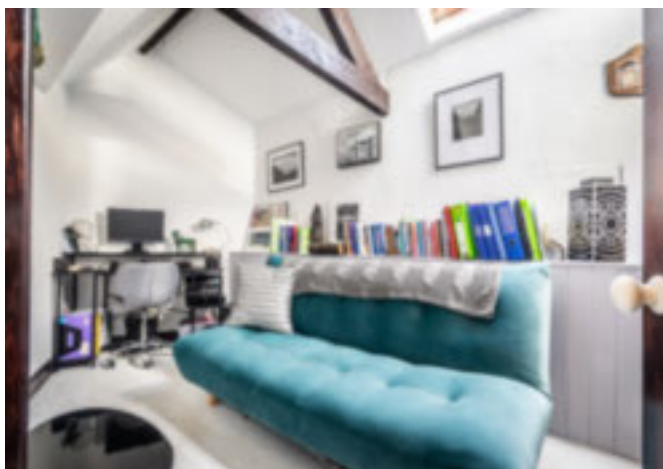
Family Bathroom 2.0m by 1.97m

The bathroom has been beautifully designed with a white bathroom suite with white metro tiles accompanied with black panelling and black grouting. To finish the bathroom has been fitted with a stainless steel basin and window style shower screen.

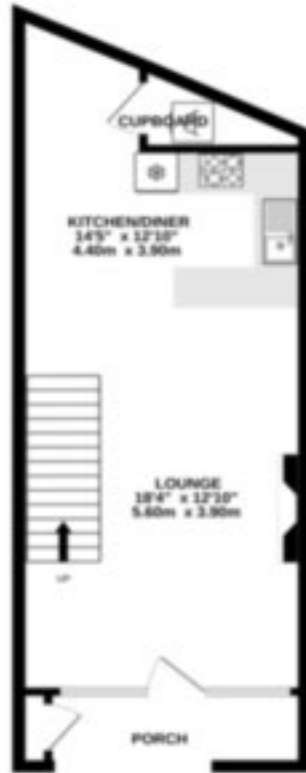
Master Ensuite 3.90m by 3.30m

Located to the front of the house the master en-suite has loads of charm with its vaulted ceilings and expose cross beams. A corner suite has been installed with white a white W.C and basin and corner shower cubicle.

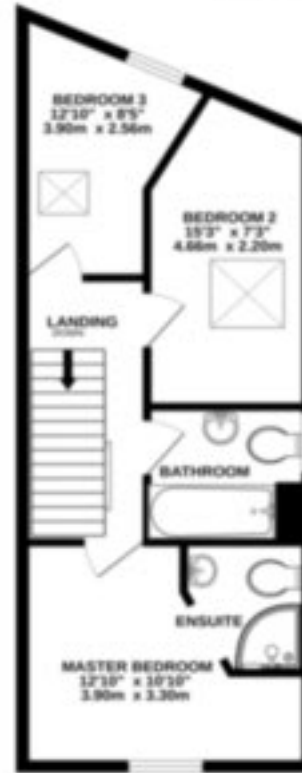
Please note photos as previously furnished.



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2022



EAST DEVON OFFICE
Tel: 01392 877240
61 Fore Street Topsham
Exeter EX3 0HL

EXETER OFFICE
Tel: 01392 345070
18 Southernhay West
Exeter EX1 1PJ

www.eastofexe.co.uk
enquiries@eastofexe.co.uk

East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.