

**LITTLE SUNNYHAYE
SANCTUARY LANE
WOODBURY
DEVON
EX5 1EX**



£1,500,000 FREEHOLD



A rare opportunity to acquire a truly stunning detached family home set in beautifully kept and well maintained gardens and grounds equating to approximately 1¼ acres. Private driveway providing ample parking, double garage with adjoining large entertainment room and a stylish detached office/studio room. Well proportioned light and spacious living accommodation of approximately 390.1 sq. metres (4,199.1 sq. feet). Five double bedrooms. Ensuites to three bedrooms. Family bathroom. Large light and spacious reception hall. Impressive sitting room. Separate living room/family room. Dining room. Ground floor cloakroom. Quality modern kitchen/breakfast room. Large utility room. Fine outlook and views over neighbouring countryside and beyond. Convenient position providing good access to major link roads and local village amenities found in Woodbury and Woodbury Salterton including Woodbury Park golf club. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate due to some rooms being of irregular shape)

Composite front door leads to:

RECEPTION HALL

A fabulous light and spacious reception hall with engineered oak wood flooring. Stairs rising to first floor with full height uPVC double glazed windows. Wall light point. Three radiators. Inset LED spotlights to ceiling. Deep walk in understair storage cupboard. Alarm junction panel. Double width cloaks cupboard. Oak wood door to:

LIVING ROOM/FAMILY ROOM

20'4" (6.20m) x 14'0" (4.27m). Feature pitched ceiling. Two radiators. Telephone point. Television aerial point. Four wall light points. Two uPVC double glazed windows to front aspect with outlook over front garden. Two uPVC double glazed doors providing access and outlook to side elevation. uPVC double glazed window to rear aspect with fine outlook over rear garden.

From reception hall, glass panelled oak wood door leads to:

DINING ROOM

14'8" (4.47m) x 14'4" (4.37m). Two radiators. Engineered oak wood flooring. Four wall light points. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From reception hall, glass panelled oak wood door leads to:

KITCHEN/BREAKFAST/FAMILY ROOM

25'10" (7.87m) x 11'4" (3.45m). A quality modern fitted kitchen fitted with an extensive range of matching base, drawer and eye level cupboards. Work surface with matching splashback. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted Neff double oven/grill. Fitted Neff microwave grill. Fitted Neff dishwasher. Integrated upright fridge freezer. Larder cupboard. Space for double width fridge freezer. Central island incorporating breakfast bar with base and drawer units beneath. Four ring Neff induction hob with Neff filter/extractor hood over. Space for table and chairs. Radiator. Inset LED spotlights to ceiling. Tiled floor. uPVC double glazed windows to front aspect with outlook over front garden. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to front garden.

From reception hall, glass panelled oak wood door leads to:

SITTING ROOM

20'4" (6.20m) x 16'2" (4.93m). Again a fabulous light and spacious room with high pitched ceiling. Central fireplace with wood burning stove. Two radiators. Two wall light points. uPVC double glazed double opening doors, with matching full height side windows, to both front and rear aspects. Full height uPVC double glazed windows to side aspect.

From reception hall, oak wood door leads to:

UTILITY/LAUNDRY ROOM

11'4" (3.45m) x 7'2" (2.18m) (average measurement). Fitted with a range of matching base and eye level cupboards. Roll edge work surface. Circular bowl sink unit with single drainer and modern style mixer tap. Plumbing and space for washing machine. Further appliance space. Tiled floor. Double width storage cupboard. Double width airing cupboard housing hot water cylinder, boiler serving central heating and hot water supply and electric consumer units.

From reception hall, oak wood door leads to:

CLOAKROOM

A modern matching white suite comprising low level WC. Wash hand basin with modern style mixer tap and tiled splashback. Fitted mirror. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From reception hall, oak wood door leads to:

BEDROOM 5/GUEST BEDROOM

15'8" (4.78m) maximum reducing to 9'10" (3.0m) x 11'4" (3.45m). Radiator. uPVC double glazed window to rear aspect with fine outlook over rear garden. Oak wood door leads to:

ENSUITE BATHROOM

A modern matching white suite comprising panelled bath with modern style mixer tap, fitted mains shower unit over and glass shower screen. Wash hand basin with modern style mixer tap and tiled splashback. Fitted mirror. Low level WC. Tiled floor. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

FIRST FLOOR LANDING

An impressive light and spacious landing with high pitched ceiling. Seven wall light points. Two radiators. Large built in storage cupboard. Three skylight windows to high pitched ceiling. uPVC double glazed windows to front aspect with fine outlook over neighbouring countryside and beyond. Oak wood door leads to:

BEDROOM 1

14'6" (4.42m) x 14'4" (4.37m). Again an impressive light and spacious room. Two radiators. Two built in wardrobes. Inset LED spotlights to ceiling. Large uPVC double glazed windows to rear aspect offering fine outlook over rear garden and countryside beyond. Oak wood door leads to:

ENSUITE BATHROOM

11'0" (3.35m) x 7'8" (2.30m). A modern matching white suite comprising deep panelled bath with central mixer tap and tiled splashback. Twin wall hung wash hand basins with modern style mixer tap and cupboard space beneath. Low level WC. Good size tiled shower enclosure with fitted mains shower unit including separate shower attachment and toughened glass enclosure. Heated ladder towel rail. Tiled floor. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to rear aspect.

From first floor landing, oak wood door leads to:

BEDROOM 2

11'8" (3.56m) x 11'4" (3.45m). Radiator. Built in wardrobe. Access to roof space. Two uPVC double glazed windows to rear aspect offering fine outlook over rear garden and countryside beyond. Oak wood door leads to:

ENSUITE SHOWER ROOM

A luxury refitted modern matching white suite comprising tiled shower enclosure with fitted mains shower unit including separate shower attachment. Wall hung wash hand basin with modern style mixer tap and drawer space beneath. Low level WC. Tiled floor. Tiled wall surround. Heated ladder towel rail. Inset LED spotlights to ceiling. Extractor fan.

From first floor landing, oak wood door leads to:

BEDROOM 3

13'0" (3.96m) x 11'2" (3.40m). Two built in double wardrobes. Radiator. uPVC double glazed window to front aspect with fine outlook over neighbouring countryside and beyond.

From first floor landing, oak wood door leads to:

BEDROOM 4

11'6" (3.51m) x 10'2" (3.10m). Two built in double wardrobes. Radiator. uPVC double glazed window to front aspect again with fine outlook over neighbouring countryside and beyond.

From first floor landing, oak wood door leads to:

FAMILY BATHROOM

9'6" (2.90m) x 6'4" (1.93m). A modern matching white suite comprising deep panelled with modern style mixer tap and tiled splashback. Wash hand basin with modern style mixer tap and tiled splashback. Low level WC. Quadrant tiled shower enclosure with fitted mains shower unit including separate shower attachment. Tiled floor. Heated ladder towel rail. Extractor fan. Inset LED spotlights to ceiling. Feature skylight window to part pitched ceiling.

OUTSIDE

The gardens and grounds are a particular feature of the property extending to approximately 1¼ acres in total. The property is approached via double opening timber gates leading to an extensive gravelled driveway providing parking for numerous vehicles part of which provides access to:

DOUBLE GARAGE

19'8" (5.99m) x 18'8" (5.69m). A good size double garage with electronically operated roller front door. High pitched ceiling. Power and light. Side courtesy door provides access to side elevation.

Adjoining the rear of the double garage is a large:

STUDIO ROOM/ENTERTAINMENT ROOM (Previously stable block)

18'10" (5.74m) x 18'8" (5.69m). A great room to provide a number of uses currently used as an entertainment space.

Directly to the front of the property is a neat shaped area of lawn with large shrub beds well stocked with a variety of maturing shrubs and plants. Attractive brick paved pathway leads to the front door and extends to the front elevation with paved patio. The path extends to the side elevation which consists of an extensive paved patio with outside lighting and neat shaped area of lawn opening to the rear garden which again consists of a good size paved patio with outside lighting and water tap, opening to the extensive lawned garden with various maturing fruit trees. The rear garden is bordered by well maintained neat hedgerow and maturing trees. The property also benefits from a fantastic:

DETACHED STUDIO/OFFICE ROOM

27'10" (8.48m) x 11'5" (3.48m) maximum. A great room to provide a number of uses. Power and light. Insulated. uPVC double glazed sliding doors and full height side windows with outlook over front garden. Door leads to **SHOWER/CLOAKROOM** - A modern matching white suite comprising good size shower enclosure with fitted electric shower unit. Wash hand basin, with modern style mixer tap, set in vanity unit with cupboard space beneath. Low level WC. Extractor fan. uPVC double glazed window to side aspect.

TENURE

FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed

Mains: - Water, electric

Drainage: Septic tank drainage

Heating: Oil fired central heating

Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Mining: No risk from mining

Council Tax: Band G (East Devon)

DIRECTIONS

From M5 (J30) take the A376 Sidmouth Road, at Clyst St Mary roundabout take the 2nd left on to the A3052 signposted 'Sidmouth'. Continue on this road for approximately 3.5 miles and take the right hand turning into Sanctuary Lane, continue on this lane for approximately 1 mile and the property in question will be found on the left hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0925/9050/AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		