



Jackson-Stops
& Staff



Marley House

NEAR EXMOUTH AND BUDLEIGH SALTERTON, EAST DEVON



Features

- 5-6 reception rooms
- Kitchen
- Breakfast room
- 5 first-floor bedrooms with 3 en-suites and bathroom
- Large 2nd floor studio bedroom with en suite
- Detached 2-bedroom cottage annexe
- Over 2 acres of mature gardens and grounds



An extravagantly light and spacious house with detached cottage annexe.



The Property

From the road, the house is approached by an entrance splay and pair of tall electric gates with rhododendrons and lawns flanking a drive which sweeps past the front door and returns to the main drive under an old stone arch. Fully modernised and extended in recent years, the large and light house seems to attract all available sunshine, and is linked delightfully to the garden by glazed doors onto decked terraces outside.

Ground Floor

Pair of part-glazed entrance doors into wide **Entrance porch** or vestibule 4.78 x 2.48m (15'8 x 8'2) opening into a **Staircase hall** max 8.64 x 2.44m (28'4 x 8') with cupboard and oak doors off to the main rooms. **Cloakroom** with WC, basin and cupboards.

Living room max 6.36 x 5.84m (20'10 x 19'2) with hardwood floor, fireplace with mantle shelf and coal-effect gas fire. **Conservatory** 9.17 x max 4.79m (30'1 x 15'8) opening out

The Location

The house was built post war in a chosen south-facing position being the site of a former Victorian mansion with distant views over the Exe estuary to the coast of South Devon. Its location, near the Commons of Woodbury and East Budleigh, gives it the benefit of nearby open riding and walking country in one direction and, in the other direction, the beaches and coastal towns of Budleigh Salterton and Exmouth. It is in a Countryside Protection Area and an Area of Great Landscape Value.

Communications

Exeter airport and M5 motorway are reached in about 15 minutes.

- Woodbury and Budleigh Salterton 2½ miles • M5 7 miles
- Exeter city centre 10 miles (distances approximate)





onto a large terrace overlooking the garden. **Office** 3.82 x 3.02m (12'6 x 9'11) off the conservatory, with pair of French windows to the garden and range of fitted drawers. **Dining room** max 3.47 x 3.28m (11'5 x 10'9) with fireplace and coal-effect gas fire. **Dining area** main part 6.63 x 4.60m (21'9 x 15'1) with pair of French windows to the garden. **Music room** or bedroom or consulting room, main part 7.58 x 5.10m (24'10 x 16'9) with views over the garden, wardrobe and en-suite **shower room** with basin, WC, cupboards, mirror and towel ailer. **Kitchen** 4.34 x 3.61m (14'3 x 11'10) with granite work surfaces, stainless steel sink, cupboards, drawers, dishwasher, central unit, Aga cooker, recess for fridge and opening through into a large **Breakfast room** 5.97 x 4.72m (19'7 x 14'8) with hardwood work surfaces against two walls, inset 1½ bowl sink, electric cooker, drawers, cupboards and central island, work surface/breakfast bar, and French windows to the garden. **Laundry/Utility room** 3.65 x max 2.15m (12' x 7') with sink, work surfaces, drawers, cupboards, spaces for washing machine and dryer and rear entrance from the garden.

First Floor

The **First Floor** is approached by a staircase with oak handrail on fluted balusters to a landing with window and airing cupboard. **Main bedroom suite** with bedroom max 5.63 x 5.14m (18'6 x 16'10) having pair of French windows to a large balcony, en-suite **shower room**, including fitted cupboards, basin, WC and drawers. **Bedroom 2** 5.46 x 5.10m (17'11 x 16'9) including an en suite **shower room** having WC and basin. **Bedroom 3** 4.23 x 3.10m (13'10 x 10'2) plus additional wardrobe/clothes storage cupboard. **Bedroom 4** 4.22 x 2.93m (13'10 x 9'7) plus additional wardrobe/clothes storage cupboard. **Bedroom 5** 4.21 x 3.51m (13'10 x 11'6) including en-suite **shower room** having fitted cupboards, WC and basin. **Bathroom** with corner fitted bath, basin, WC and cupboards. From the landing a staircase leads up to the

Second Floor

with **Studio Bedroom** max into dormers 7.33 x 5.53m (24' x 18'2) having views over the Exe estuary, additional store room 3.00 x 2.14m (9'11 x 7') and en suite **bathroom** including WC, and basin with cupboard under.

Outside

Attached to the house is a **boiler room** with Boulter oil fired boiler for central heating and domestic hot water.



Cottage/Annexe

Reached by an extension of the main drive is a detached cottage with **double garage** 6.48 wide x 5.83m (21'3 x 19'1) with electric light and power, integral **store room** 5.77 x 1.48m (18'11 x 4'10) and **greenhouse** 5.90 x 2.37m (19'4 x 7'9). The **Ground Floor** has a large L-shaped **Living room** max 7.98 x 5.80m (26'2 x 19') with door through a lobby to a **Cloakroom** having basin and WC. **Kitchen** 2.92 x 2.30m (9'7 x 7'6) with stainless steel sink, cupboards and drawers and spaces for dishwasher, cooker and fridge/freezer. At **First Floor** is a **Double bedroom** 3.74 x 3.61m (12'3 x 11'10) and en-suite **bathroom** with panelled bath having shower over, basin and WC. **Bedroom 2** max 4.00 x 3.81m (13'1 x 12'6) with its own staircase, eaves storage and en suite **shower room** having basin and WC.

The Gardens and Grounds

The gardens and grounds are a special feature of the property, with lawns around the house, ornamental and flowering trees and shrubs of many kinds and some delightful features of the earlier house including an old stone balustrade with wisteria and curved stone steps. There is a grassy terrace with rose bed and an attractive shingled **summer house**, glazed on three sides. There are tall oak and other trees, rhododendrons, bamboo, hydrangeas and a large area for parking near the entrance. Total land about 2.2 acres (0.89ha).

Property Information

Services: Mains water and electricity. Oil-fired central heating and domestic hot water. Drainage to own septic tank. Sealed double-glazing. The cottage has its own central heating by LPG.

Local Authority: East Devon District Council, Knowle, Station Road, Sidmouth. EX10 8HL. Tel. 01395 516551.

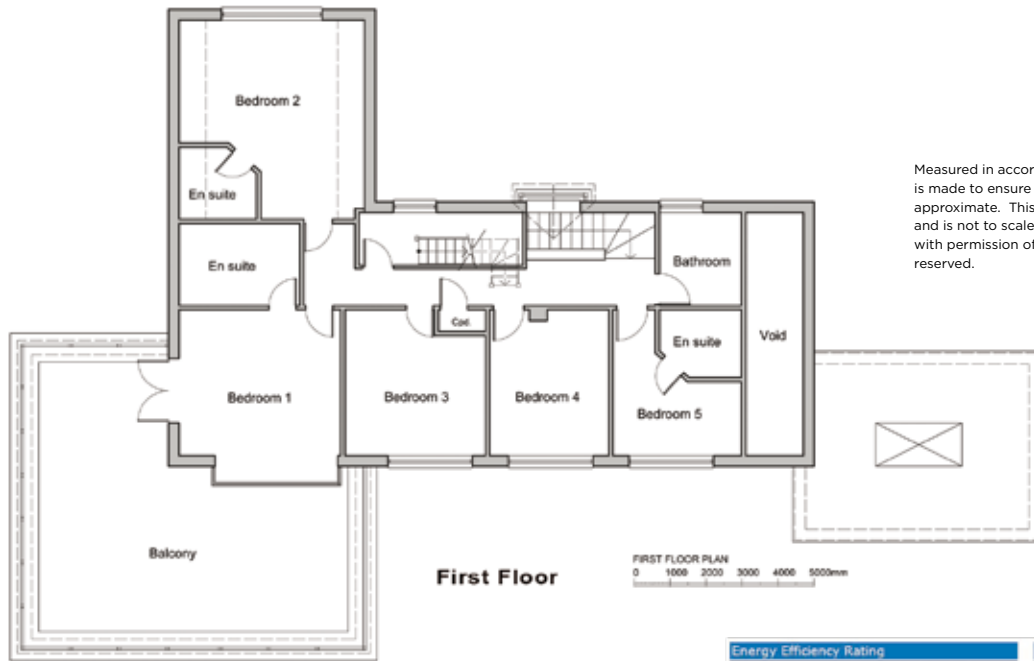
Contents, fixtures and fittings: All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Solicitors: Lester Aldridge, Alleyn House, Carlton Crescent, Southampton, SO15 2EU. Tel 02380 27400.

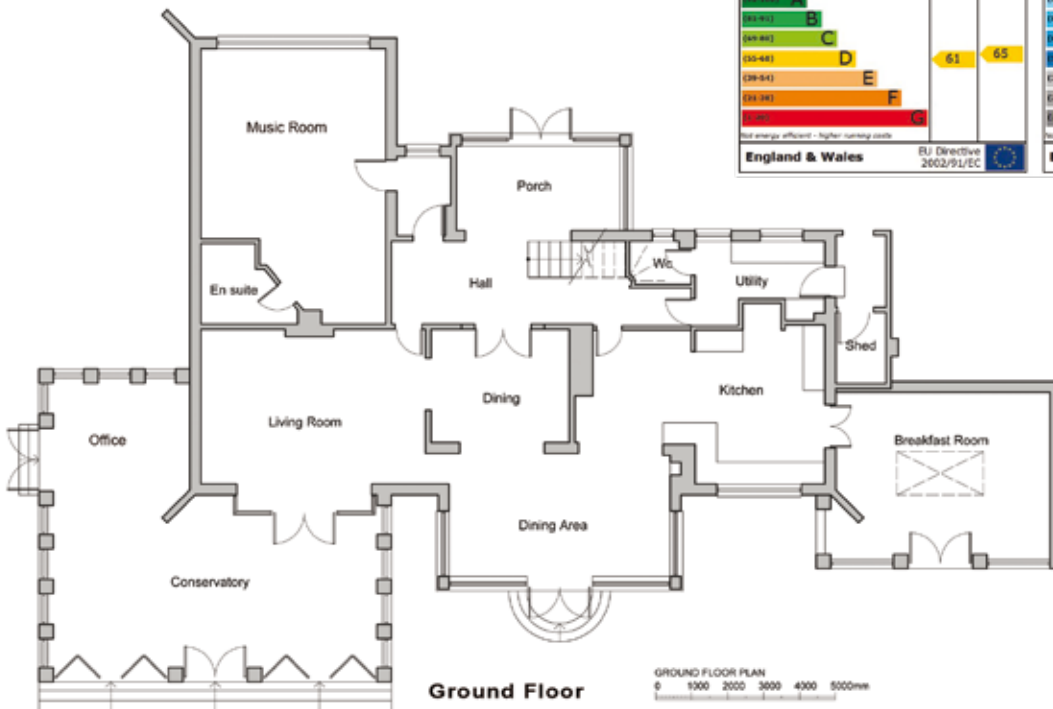
Viewing: By appointment with Jackson-Stops & Staff's Exeter office: 01392 214222.

For Sale by Private Treaty with Vacant Possession on Completion.





Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale. Based upon the Ordnance Survey Map with permission of the Controller H.M.S.O. Crown Copyright reserved.



Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> (95-100) A (89-94) B (83-88) C (77-82) D (71-76) E (65-70) F (59-64) G <small>Not energy efficient - higher running costs</small>		61	65	<small>Very environmentally friendly - lower CO₂ emissions</small> (10-49) A (50-41) B (42-40) C (35-43) D (29-34) E (23-28) F (17-22) G <small>Not environmentally friendly - higher CO₂ emissions</small>		58	61
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Directions

If coming from the M5 motorway at Exeter, leave Junction 30 on the A376 signed towards Exmouth and after half a mile turn right at the roundabout, still towards Exmouth on the A376. At the next roundabout, take the first exit towards Budleigh Salterton on the B3179 and stay on this road through the village of Woodbury. After a further half mile, fork right as still signed towards Budleigh Salterton on the B3179. At the T-junction turn right onto the B3180 towards Budleigh for about 3/4 mile where you will see a sign on the right towards Exmouth and Lypstone. Go PAST this and take the NEXT turning on the right, which is Higher Marley Road. This road curves to the left where there will be seen on the right a stone wall which is the boundary of Marley House; and the entrance to it will be seen where the wall ends at grid reference O21843. Navigation by postcode is to EX8 5DT.



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