



Guide Price £800,000

Grindle House, Church Lane, Clyst St Mary, EX5 1AB



01395 265530



Grindle House is ideally situated, with excellent connectivity.

Exeter is just a 15-minute drive away, while Junction 30 of the M5 is only three minutes from the property, providing swift access to East Devon and the wider region.

The property is adjacent to Winslade Park, a recently refurbished office and leisure complex. This development includes a high-quality gym, café and an outstanding restaurant. Clyst St Mary is a well-appointed village that offers a variety of local amenities, including a pub, preschool, post office, bakery, garden nurseries, and a café.

THE PROPERTY

Formerly the rectory of St Mary's Church, currently serves as the head office for its present owners. The building was granted planning permission for office use in 1986. More recently, it has received approval to be converted back into a residential dwelling, offering flexibility for potential buyers.

The property includes a generous parking area, a northern outbuilding, and a large garden, which may offer development potential subject to planning consent.

DIRECTIONS

From Junction 30 of the M5, take the Sidmouth Road (A376). At the first roundabout, take the second exit, continuing towards Sidmouth on the A3052. After approximately 0.4 miles, turn right onto Church Lane. Continue for 0.3 miles, and Grindle House will be located on your left-hand side.

[what3Words///mows.flop.central](https://www.what3words.com/mows.flop.central)

Entry to Grindle House is through the main entrance on the south side, which opens into a welcoming entrance lobby and leads to a central hallway. The impressive ceiling heights throughout the property enhance its sense of space and character.

The ground floor comprises three spacious office rooms, all accessed from the main hallway, which also provides access to a central staircase. The ground floor also includes separate male and female WCs.

On the first floor, the landing opens into a large conference room that spans the entire front of the property. A small kitchenette is accessible from both the conference room and the landing. This level also features two well-proportioned rooms and a small room currently used for storage.

A secondary staircase from the first-floor landing leads to a full-height loft, currently used for storage. This space offers potential for additional office use or, if the building is converted back into a home, further living accommodation.

PLANNING PERMISSION

The property has recently been granted both planning permission and listed building consent for conversion back into a residential dwelling. The approved planning applications are as follows:

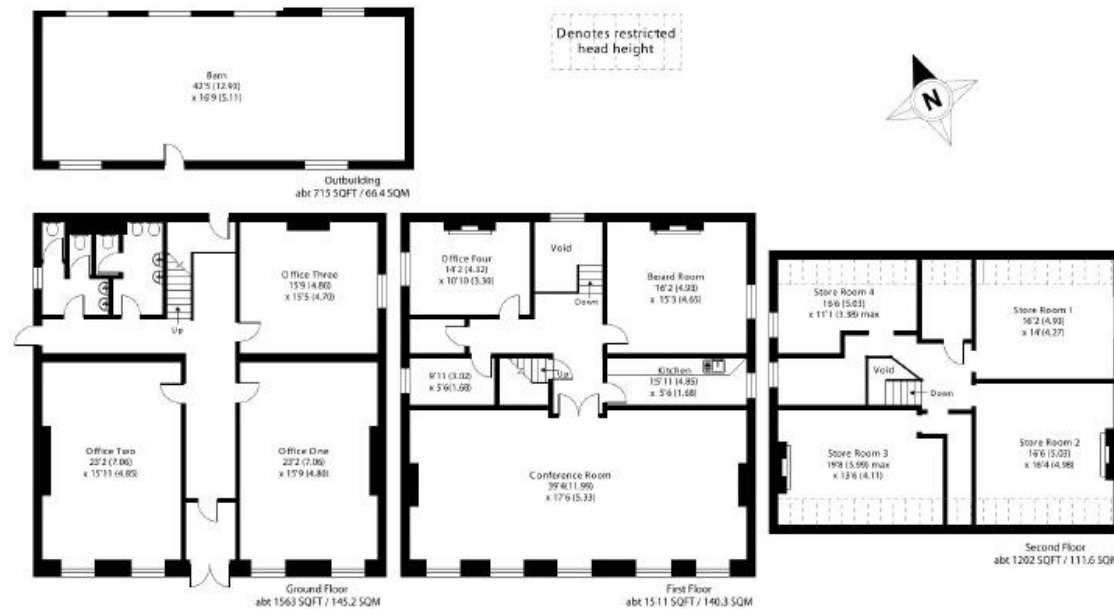
24/1332/FUL – Change of use from Class E(C)(ii) to a single residential dwelling with ancillary accommodation (Class C3).

24/1335/LBC – Listed Building Consent for the same change of use, including internal alterations on the ground floor to remove walls and create a bathroom. To the North east of Grindle House, there is a large garden area that offers potential for further development, subject to additional planning and listed building consent. The entire property lies within the built-up area boundary of Clyst St Mary.

Planning permission documents can be found on East Devon District Council's website.



Approximate Area = 4040 sq ft / 375.3 sq m
 Limited Use Area(s) = 236 sq ft / 21.9 sq m
 Outbuilding = 715 sq ft / 66.4 sq m
 Total = 4991 sq ft / 463.6 sq m



Utilities and Services

Heating: Provided by a gas boiler connected to mains gas.

Water Supply: Mains supplied.

Drainage: Private macerator system discharging into mains drainage.

Electricity: Mains supplied.

Broadband: Available via Openreach. Searches indicate that ultrafast speeds up to 1000 Mbps are available.

Mobile Coverage: Multiple networks currently show availability, including O2, Virgin, Three, Vodafone, and EE.

The roof to Grindle House was completely refurbished in September 2023.

Agents Note: The Barn was affected by surface water ingress, caused by a short period of heavy rainfall. At the time of the incident, storm drains and a culvert were reportedly overgrown. Since then, the Council has undertaken regular maintenance to keep these drainage systems clear and fully operational.

TENURE: Freehold

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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 particulars. 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.

