



# For sale

**The Priors, 10 Paternoster Row,  
Ottery St Mary, Devon, EX11 1DP**

Attractive Grade II\* listed building

Former residential care home

Currently arranged as 20 bedrooms

Conveniently located close to the town centre

Popular residential location

Rear parking and garages

Potential for conversion back to residential, principal residence or flats (subject to planning)

Guide price: £500,000

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

Viewing by prior appointment with  
Damian Cook MRICS

**(01392) 202203**

[damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)

## Location

The Priory sits at the end of a row of attractive buildings opposite the Collegiate Church which is modelled on Exeter Cathedral.

The property is situated in an enviable position within the town centre. Ottery St Mary is one of the oldest and most historic towns in Devon and has a wide variety of shops, banks, restaurants, hotels, public houses and many clubs and societies.

The town is within commuting distance of Exeter and has good links to the local road and travel network with access to the A30, M5 and Exeter International Airport being only a short drive away.

## Description

The Priory comprises an attractive Grade II\* listed building at the end of a terrace overlooking the Church and surrounding countryside. The former privately owned care home was registered for a maximum of 21 service users.

The accommodation is arranged on 4 floors with 20 single rooms, 1 shared room, 8 with en-suite w/c facilities, 2 sitting rooms, dining room, and prep room, administration offices and a number of bathrooms and separate w/cs throughout the building. There are 2 separate basement areas providing useful storage, laundry and drying rooms. The property is well-presented throughout and benefits from gas fired central heating serviced via 3 separate boilers, a passenger lift together with timber and uPVC double-glazed windows.

Outside and to the rear there is a shared driveway leading to 2 double garages, tarmac area for additional parking, and elevated small garden and an enclosed courtyard within the middle of the property.

## Accommodation

The property comprises the following approximate dimensions:-

GROUND FLOOR	W (m)	X	D (m)
Bedroom 1	3.8	x	5.1
Bedroom 2	4.17	x	5.4
Bedroom 3	5.17	x	5.8
Bedroom 4	3.72	x	3.36
Bedroom 5	3.7	x	2.5
Sitting Room	4.94	x	5.34
Front sitting room	5.3	x	5.3
Dining room	4.97	x	5.6
Kitchen	3.50	x	5.05
Office	2.5	x	5.1
FIRST FLOOR	W (m)	X	D (m)
Bedroom 6	3.0	x	3.56
Bedroom 7	3.76	x	4.4
Bedroom 8	3.14	x	4.4
Bedroom 9	2.35	x	4.4
Office	2.2	x	2.84
Bedroom 10	2.8	x	3.76
Bedroom 11	3.82	x	3.83
Bedroom 12	4.10	x	3.13
Bedroom 14	4.5	x	3.0
Bedroom 15	2.82	x	4.26
Bedroom 16	2.8	x	4.3
Office	2.4	x	2.5
SECOND FLOOR	W (m)	X	D (m)
Bedroom 18	4.04	x	9.8
Bedroom 19	3.1	x	3.77
Bedroom 20	3.9	x	4.1
Bedroom 21	4.15	x	3.5
Bedroom 22	3.1	x	3.65
BASEMENT 1			
Room A	2.0	x	3.5
Room B	2.0	x	3.5
Room C	2.0	x	3.5
Basement 2			
Laundry room & drying room	Unmeasured		



Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
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- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

### Exeter Office

20 Southernhay West, Exeter, EX1 1PR  
T: (01392) 202203  
F: (01392) 203091  
E: info@sccexeter.co.uk



## Council Tax

The Priory is Council Tax Band G ref: 4509727101

## Guide Price

Offers are sought in the region of **£500,000** for the valuable freehold interest.

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS  
Tel: (01392) 202203  
Email: [damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)



BEDROOM



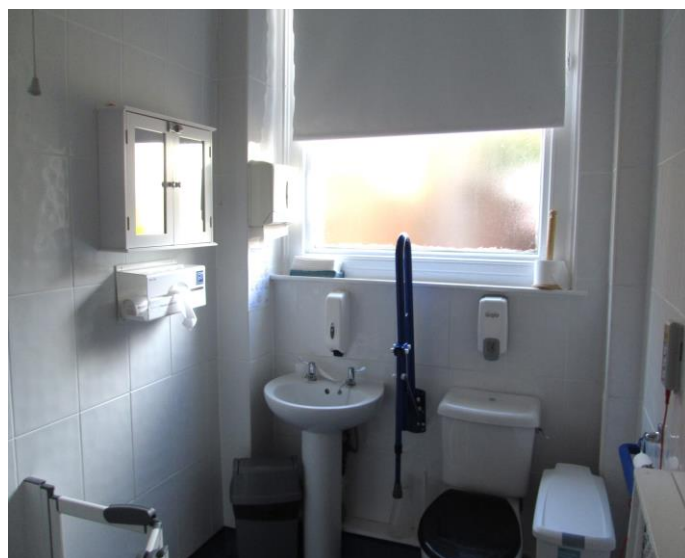
BEDROOM



LOUNGE



DINING ROOM



BATHROOM





ACCESS TO REAR PARKING



REAR ACCESS



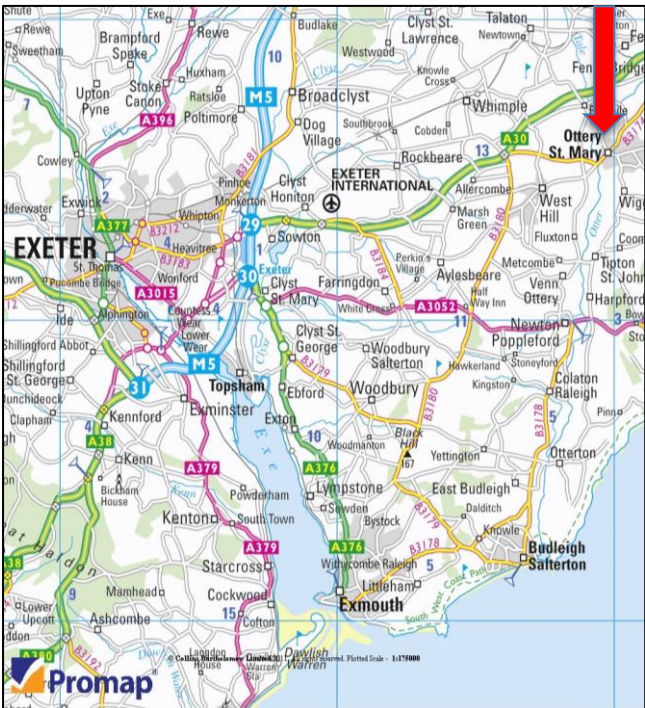
REAR ELEVATION

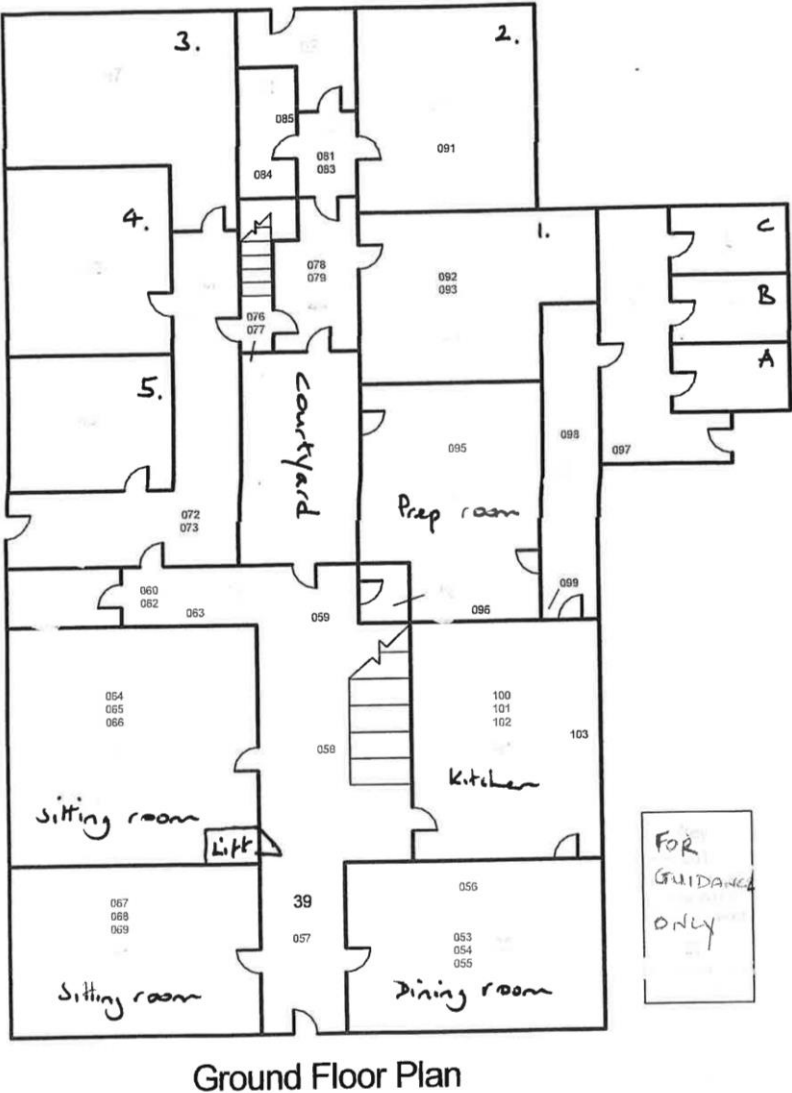
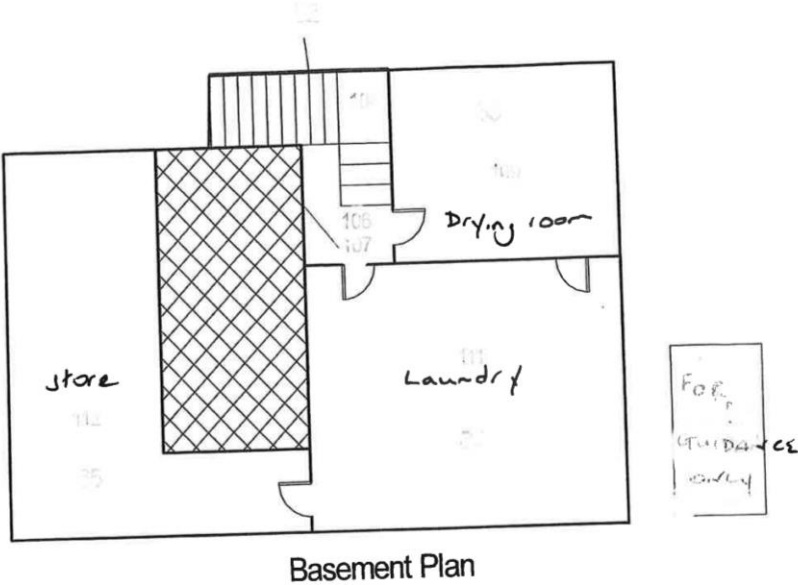


CAR PARKING & DOUBLE GARAGES

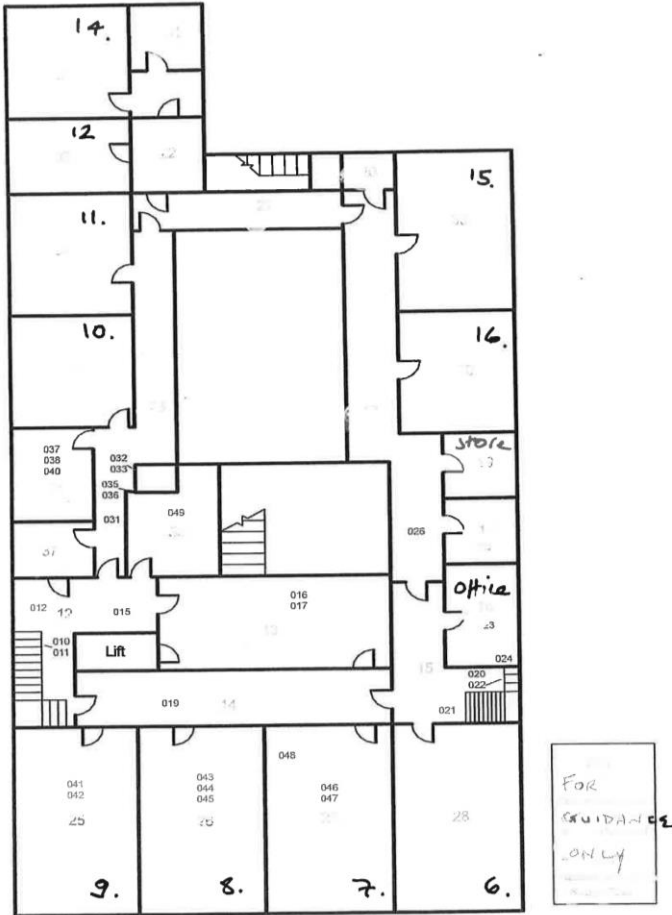


SINGLE GARAGE

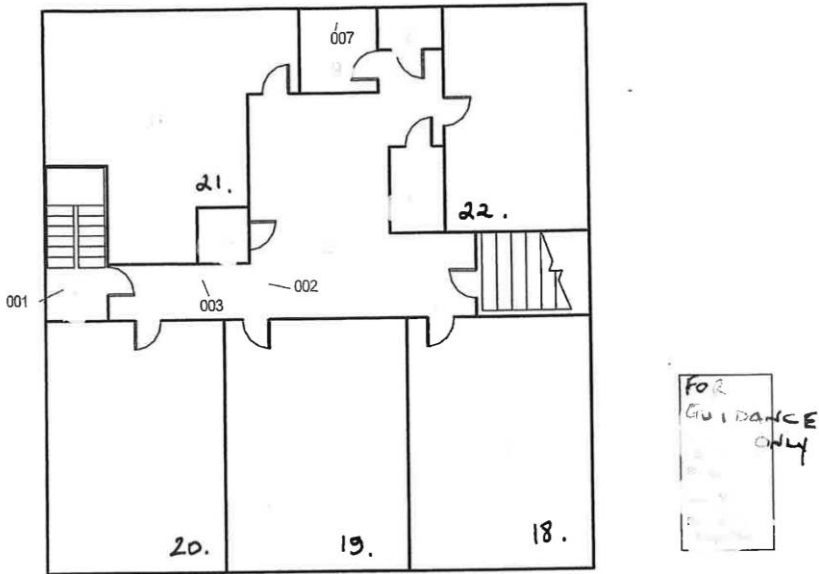




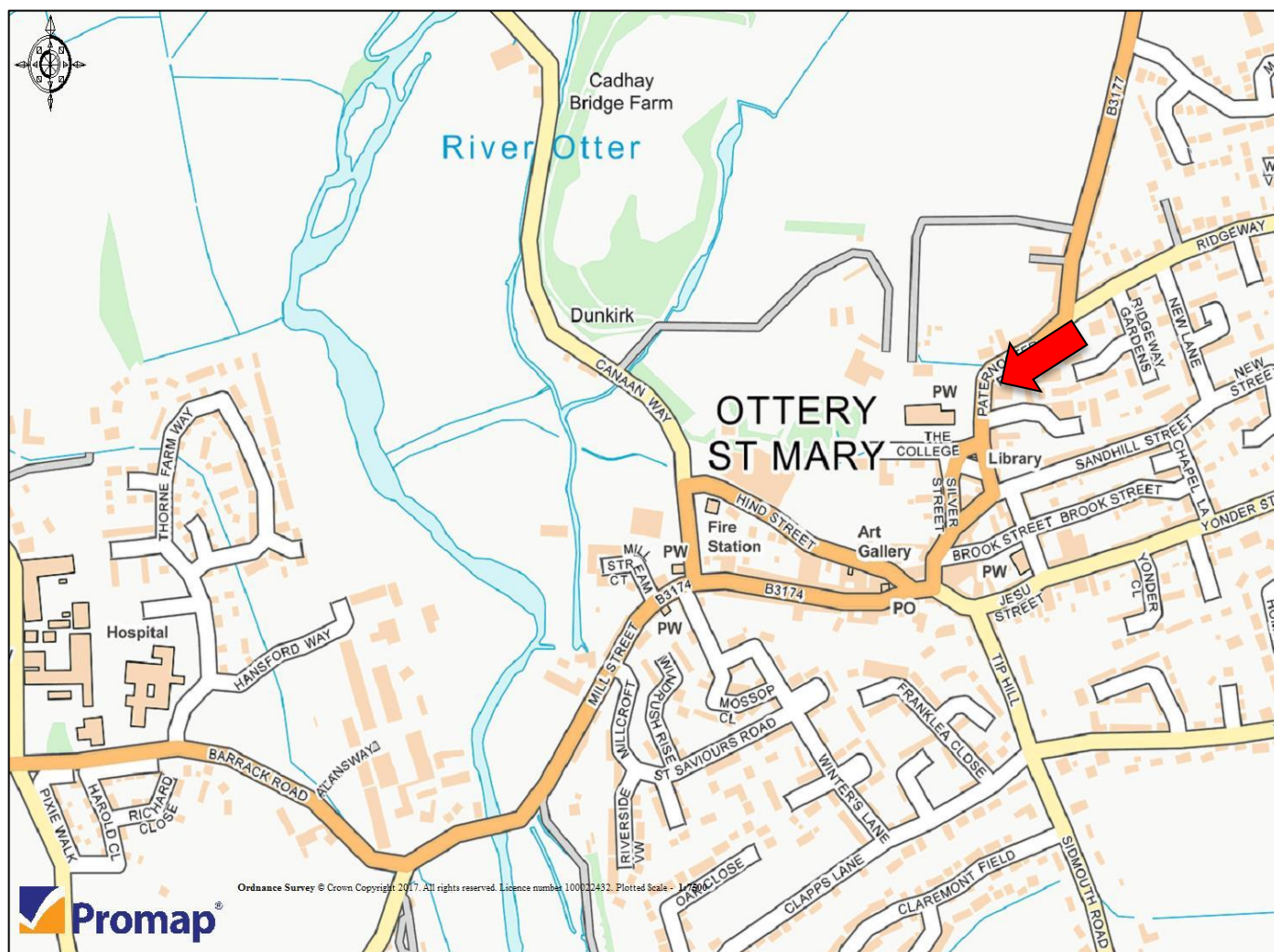




First Floor Plan



Second Floor Plan



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