



STAGS

Elm Cottage



Elm Cottage

2 Knowle Hill, Budleigh Salterton, EX9 7AL

Exeter 12 miles Budleigh beach 1 mile Exmouth beach 3.4 miles

- Extremely sought after coastal town
- An elegant period detached home
- 3 Bedrooms
- Delightful landscaped gardens
- Views over neighbouring parkland
- Ample off street parking & single garage

Guide price £530,000

SITUATION

Budleigh Salterton is a wonderful coastal resort on the World Heritage Jurassic coastline in the East Devon Area of Outstanding Natural Beauty (AONB). The beautiful two mile beach, framed by the picturesque sandstone cliffs, is renowned for its pebbles and wonderful vistas, and is considered one of the most desirable coastal locations in the UK. There are a wealth of facilities befitting a town of its importance including shops, pubs, restaurants, theatre, croquet, bowls, tennis, shooting, and cricket clubs plus East Devon Golf Club. About 10.5 miles away is junction 30 of the M5 motorway whilst beyond is the cathedral and university city of Exeter with its wealth of facilities (12 miles). Nearby is a public footpath giving easy access to West Down Beacon and coastal walks.

DESCRIPTION

This wonderfully presented detached property, built in the late 1920s, offers a bright and inviting home. Elm Cottage offers a versatile layout of accommodation of over 1,509sq ft arranged with three bedrooms, sitting room, dining room, garden room, kitchen, utility, ground floor shower room and first floor bathroom. The generous plot provides parking for four vehicles and landscaped gardens with a southerly orientation and views over the neighbouring parkland.



An elegant period detached home with delightful gardens and parkland views, in a sought after coastal town





ACCOMMODATION

Via an attractive wooden storm porch, the entrance hall provides stairs to the first floor with under stair storage. To the left is the bright and spacious sitting room, enjoying a bay window rear aspect with garden views and a feature fireplace with a gas-fed fire. The ground floor shower room is arranged with a shower cubicle, wc, basin and two ladder-style radiators. The dining room/2nd reception room has a dual aspect with built-in cupboards and a feature fireplace with a gas-fed fire. The delightful garden room is predominantly glazed with sliding patio doors and garden views. The kitchen has a side aspect with an array of matching base and wall units, integrated fridge and space for a range-style cooker. Off the kitchen is a spacious utility with a side access to outside, a selection of base units, sink, built-in cupboard, wall-mounted boiler and space for appliances.

The attractive staircase curves up to the light, airy landing that has dual aspect windows. Bedroom 1 has a rear aspect with garden and parkland views and an array of fitted wardrobes. Bedroom 2 has a rear aspect with garden and parkland views, a built-in cupboard and fitted wardrobes. Bedroom 3 has a front aspect window with views over neighbouring fields. The bathroom is arranged with a bath, wc, basin and a ladder-style radiator. There is a large, part-boarded loft space with standing height and drop down ladder.

OUTSIDE

To the front of the property is a drive and turning area, suitable for parking up to four vehicles with a detached single garage. Along the west side of Elm Cottage is a raised area of garden with established flowerbeds, lawn and a shed. The rear, south facing, garden is a delight with a decked patio, mature flowerbeds, shrubs and trees, a summerhouse, a generous area of lawn and a wonderful outlook over the neighbouring parkland.

SERVICES

All mains services are connected. Gas-fired central heating.

DIRECTIONS

From junction 30 of the M5 motorway, proceed to Budleigh Salterton via the A376 then the B3179. On entering Budleigh Salterton take the first right turn, directly after Oak Barn Furnishings, onto a private road where the property will be located on the left.





These particulars are a guide only and should not be relied upon for any purpose.



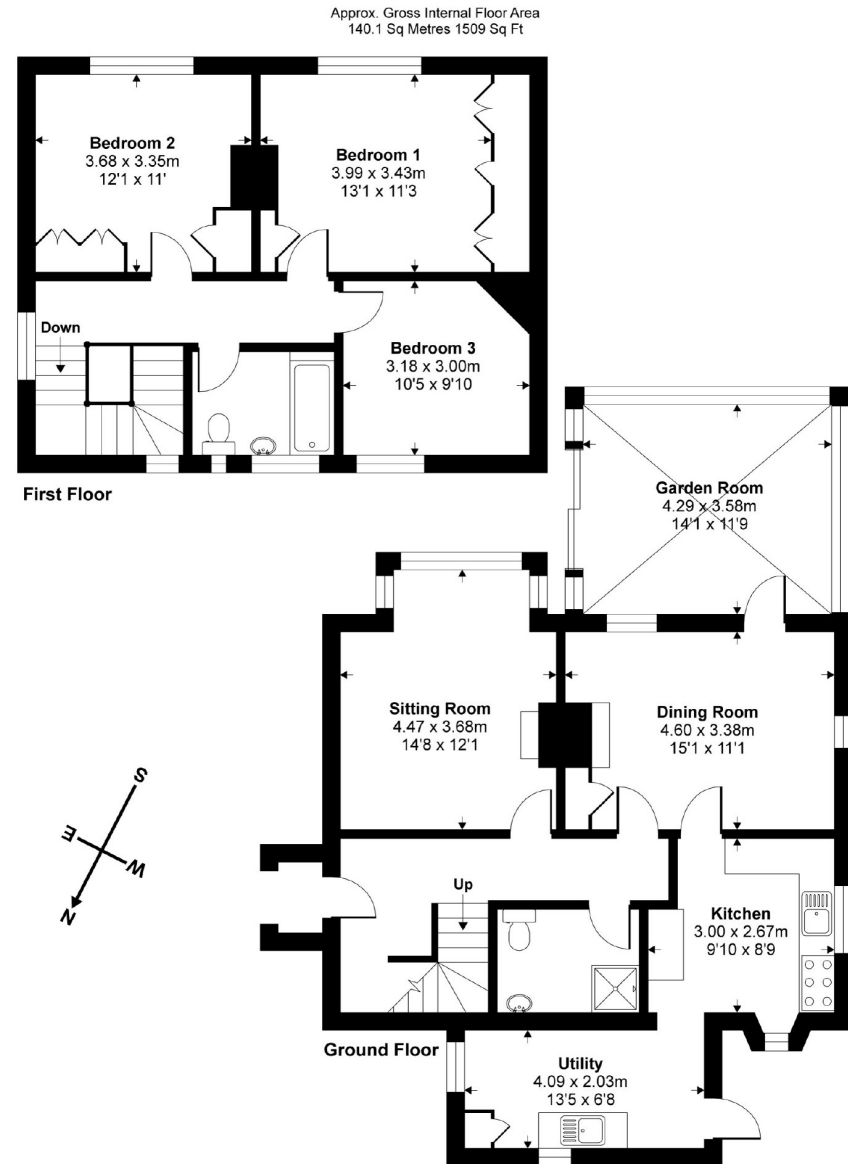
Stags

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Energy Efficiency Rating		Current	Potential
<div> <div></div> <div> These energy efficient - lower running costs </div> </div>			
30-40	A		
20-30	B		
15-20	C		
10-15	D		
5-10	E		
1-5	F	45	51
0-1	G		
<div> <div></div> <div> Not energy efficient - higher running costs </div> </div>			
England & Wales		EU Directive 2002/91/EC	



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale