

The Dutch House

Budleigh Salterton







The Dutch House

11a Northview Road, Budleigh Salterton, EX9 6BZ

A unique beautifully designed detached residence with a delightful well-stocked south-facing garden and stunning sea views. A highly rare property to come to the market.

Budleigh Salterton centre 0.4 miles, Exmouth town and beach 4.2 miles, Exmouth Station 4.6 miles, Sidmouth beach 7.3 miles, Exeter International Airport 11.0 miles, Exeter city 12.5 miles, Exeter Central Station 13.4 miles, Exeter St David's Station 13.7 miles.
London Paddington via Exeter train stations approximately 2 hours on the fast train.
(All distances quoted are approximate)

Amenities

5 bedrooms including 3 large rooms with ensuite services. Four of the bedrooms enjoy sea views, the fifth has views across Budleigh Salterton to Peak Hill and on to Sidmouth's East Cliff | Family bathroom | shower room off the garage | Entrance hall | Sitting room | Dining room | Snug | Study | Kitchen/Breakfast room | Utility room

The Domus lift was installed in 2011 and has been a great addition, it has a rated load of 3 adults or 250 kg.

Well stocked and uncluttered gardens are on three sides of the house. Mature trees and shrubs provide colour and variety and soft fruit apples plums and pears in season | A greenhouse, summerhouse and garden shed complete the outside features, the latter houses the ride on John Deere and other essential equipment.

The rear garden gates open to undeveloped land owned by Clinton Estates, and a private path, approx 35 metres, leads to the South West Coastal Path. Turn right and it takes you past the East Devon Golf Course and on to Exmouth and provides views across the estuary to Berry Head and South Devon coastal resorts.

A left turn at the Coastal Path leads to Jubilee Park, in 100 metres, a popular green field maintained by EDDC and enjoyed by all ages and many dog owners. Continue for half a mile to Budleigh sea front.

Garage | Workshop



Exeter

19 Southernhay East, Exeter , EX1 1QD

Tel: 01392 423111

louise.glanville@knightfrank.com

knightfrank.co.uk



Introduction

A unique beautifully designed detached residence with well stocked gardens and stunning sea views. This striking property was last on the market in 1999 when the current owners bought a very different Dutch House. The original property had been built in the 1920's by a retired Colonel who had lived in a similar property on the Cape. Comparatively little had changed over the years

The new owners carried out the first renovations which were completed in 2001. As the family increased to a total of 7 grandchildren a further project added accommodation and facilities in 2011.

The Dutch House has proved to be a very suitable house and garden for family and friends visits and social occasions.

Situation

The property lies in a highly sought-after and peaceful position just half a mile from the centre of Budleigh Salterton and its beach. East Devon Golf club which has been voted in the top 100 clubs in the UK is only a short walk (10 minutes away). This regency seaside town offers a wealth of amenities, from independent shops on the high street to Budleigh Salterton Health Centre, opposite the Church, the town hospital was saved from closure by its supporters and now provides a number of community services together with some medical activity for the wider locality.









The picture postcard villages of Lympstone, Knowle Village and Topsham are within easy reach and offer more extensive amenities with the Cathedral City of Exeter less than 15 miles away.

The East Devon Area of Outstanding Natural Beauty is relatively unspoilt and offers a wide array of leisure activities ranging from sailing, cycling, horse riding and kite surfing in addition to the leisure clubs East Devon Golf Club, Budleigh Cricket Club and the Croquet and Tennis Club. The stunning region offers a choice of walking and cycling routes including hiking the 250-million-year-old Jurassic Coast and the mouth of the River Ottery. There are multiple renowned sandy beaches nearby for the summer months.

Budleigh Salterton is a World Heritage site and considered one of East Devon's highly regarded coastal locations. Annual events in the town and surrounding villages are world famous and cover its varied history in literary and music festivals.

The rural location belies its excellent transport links with several mainline train stations and convenient road links leading to the A30 and M5 and the wider motorway network with regular flights from Exeter International Airport.

The area offers respected educational facilities within easy reach of the property such as Budleigh Salterton school rated 'good' by Ofsted and St Peters Lympstone Preparatory popular locally and good prep for Exeter school, The Maynard, Wellington and Blundells. The world-renowned University of Exeter is within 15 miles of the family home.

Description

An outstanding, unique detached property with five bedrooms and extensive accommodation, set in a highly desirable location just half a mile from the centre of Budleigh Salterton and its pretty beach.

The property comprises more than 4,000 square feet of flexible, accessible accommodation, with all rooms welcoming plenty of natural light and views across the splendid south-facing garden and out to the sea beyond.





There are four reception rooms on the ground floor, all of which provide superb living space in which to relax or entertain. Superb sitting room has a fireplace and fitted Manor gas fire, and a triple aspect, creating a light and airy feel with views across the garden, there is a study, a formal dining room and a snug, which has a fireplace fitted with a woodburning stove.

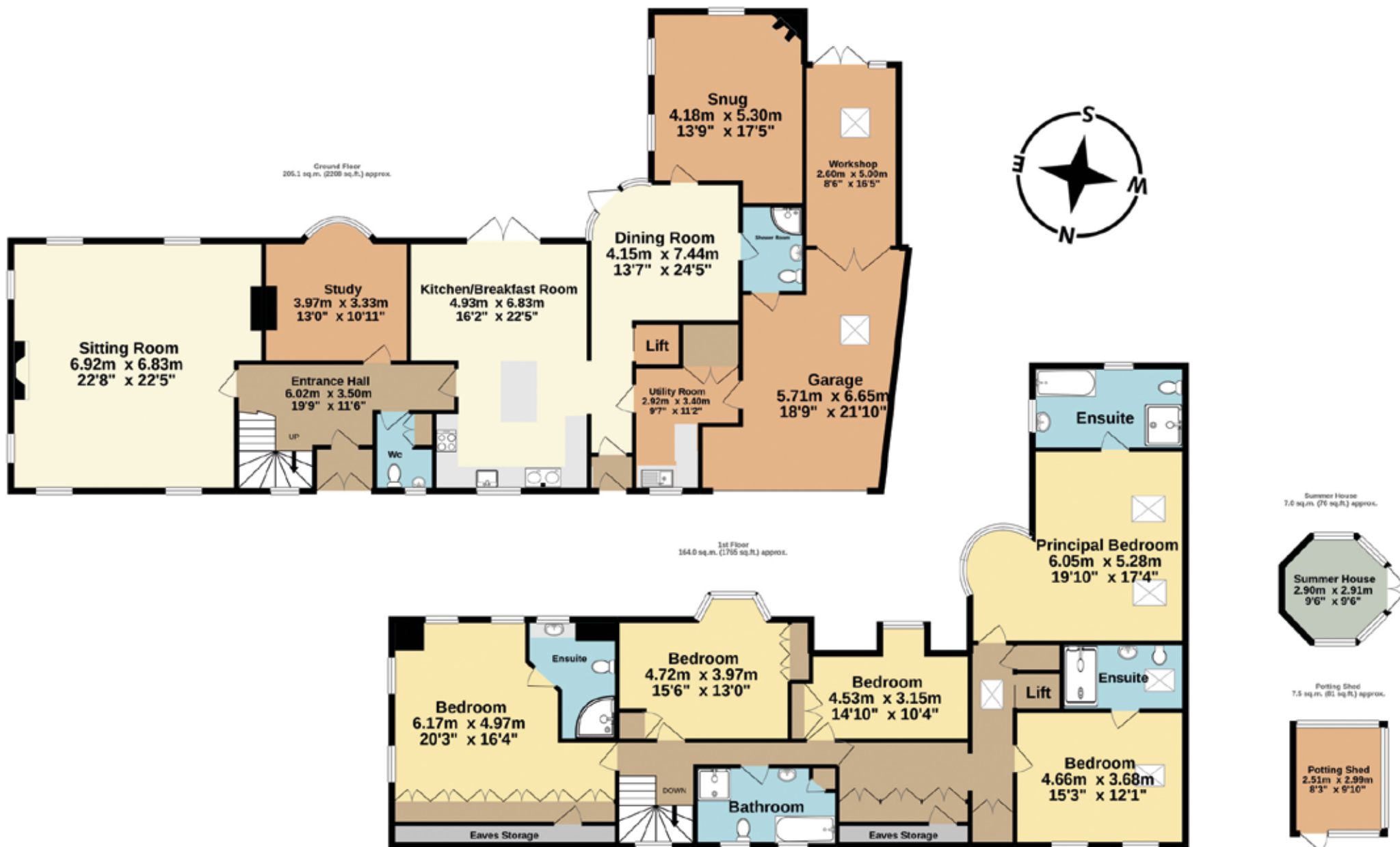
The well-appointed kitchen and breakfast room is the heart of the home, with its French doors opening onto the rear garden. It has a central island with a breakfast bar, wooden units to base and wall level, integrated appliances including an oven and a gas hob with an extractor hood, and an Aga that is on mains gas, as well as space for a breakfast table for informal meals.



Approximate Gross Internal Floor Area

4,130 sq ft / 383.7 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars



There are five bedrooms with good views. The first floor can be accessed either by the main staircase, or by a lift, which is accessed from the kitchen and opens onto the first-floor landing. Three of the bedrooms are en suite, including the large principal bedroom, which has a semi-circular bay window overlooking the sunny south-facing rear garden, while the en suite has a bathtub and a separate shower unit. There is also a family bathroom on the first floor that has a bathtub and a separate shower unit, while the ground floor has a shower room. This is ideal for children to shower if coming off the beach. Alternatively, this can be a separate accommodation, which includes a downstairs bedroom, own entrance, and shower room.

Garden and Grounds

At the front of the property there is a tarmac driveway, which provides ample parking space for multiple cars and access to the large garage and workshop space. The front garden is laid to lawn, with border trees, shrubs and flowerbeds, while to the rear, there is paved terracing, a shaded pergola, which is an ideal spot for al fresco dining, and a large area of lawn, with several trees and dense border shrubs and hedgerow. The garden also includes an established soft fruit and vegetable area in two raised beds, beyond the end of the garden there are stunning views of the sea from the property's elevated cliff-top position.



Local Authority

East Devon District Council, Knowle, Station Road,
Sidmouth, Devon, EX10 8HL. Telephone: 01395 517475.
www.eastdevon.gov.uk

Tenure

Freehold

Viewing

Strictly by appointment with Knight Frank only.



The coast shot of Berry Head and Exe estuary taken
from SW Path approaching East Devon Golf Club



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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