

# West Down House, Budleigh Salterton, Devon

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A light and airy detached home with **direct sea views** in a stunning coastal position located in sought-after Budleigh Salterton.

### Summary of accommodation

**Ground Floor:** Reception hall | Sitting room | Dining room | Snug | Conservatory | Kitchen/breakfast room | Utility | Cloakroom | Lift

**First Floor:** Principal bedroom with dressing room and en suite shower room | Two further bedrooms en suite | Study

**Second Floor:** Loft storage

**Secondary Accommodation:** Office | Studio | Kitchen | Bathroom

**Outside:** Garage | Workshop | Outbuilding | Gardens

### Distances

Exmouth town centre 4.0 miles, Exmouth station 4.5 miles (32 minutes to Exeter St. David's), M5 Junction 30 9.3 miles

Exeter Airport 11.4 miles (1 hour to London City Airport), Exeter city centre 12.4 miles

Exeter St. David's station 13.7 miles (2 hours to London Paddington)

(All distances and times are approximate)



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## Location

The property lies in a sought-after and peaceful position less than a mile from the centre of Budleigh Salterton and its beach. This regency seaside town offers a wealth of amenities, from independent shops on the high street to its flowing brook and well-known pubs and eateries.

The picture postcard villages of Lymstone, 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 the independent St. Peter's Preparatory School. The world-renowned University of Exeter is within 15 miles of the home.

## The property

West Down House is an impressive detached home that offers up to four bedrooms and spacious, airy accommodation totalling almost 6,000 square feet, while outside there is a beautiful garden. The ground floor has a welcoming 31ft reception hall which leads to a lift at the rear, providing access to the first floor. There are four generous reception rooms on the ground level, including the large sitting room with its full-height, south-facing windows which overlook the garden and afford far-reaching sea views. There is also a comfortable snug, a formal dining room and a sunny conservatory. The open-plan kitchen and breakfast room has plenty of storage in fitted units to base and wall level, an AGA and space for all the necessary appliances. There is also space for a breakfast table and French doors opening onto a covered terrace area with views across the garden.



The galleried first floor landing leads to the three double bedrooms. These include the principal bedroom with its own dressing room, en suite bathroom and door leading to a sunny private balcony. The other two bedrooms are both en suite, with one featuring a walk-in wardrobe and the other benefiting from another south-facing private balcony. The first floor also has a study, which could be used as a fourth bedroom if required.





Approximate Gross Internal Floor Area  
552.7 sq m (5949 sq ft)

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.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



## Garden and grounds

At the entrance to the property, the tarmac driveway provides plenty of parking space and access to the detached garage, with its additional parking and storage space. Above the garage there is an annexe with an office, a studio, a kitchen and a shower room. It could be used as guest accommodation if required.

The garden takes advantage of the south-facing clifftop position with those beautiful sea views. There is a large area of paved terracing the full width of the house and beyond. Rolling lawns with colourful border beds, established shrubs and hedgerows and several mature trees. To the north side of the house there are paved terracing and well-stocked beds, as well as a workshop and additional outbuilding for garden storage.

## Services

Mains water, gas and electricity







## Directions

**Postcode:** EX9 6DD

**what3words:** ///sunset.buildings.spare

## Property information

**Tenure:** Freehold

**Local Authority:** East Devon District Council



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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Particulars dated July 2024. Photographs and videos dated June 2024.

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