



The Cottage



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Frogmore Road, Budleigh Salterton, EX9 7BB

Budleigh Salterton 2 miles; Waitrose (Sidmouth) 6.5 miles. M5 (J30) 8.75 miles.

A beautiful country residence, set in private south facing gardens, extending to 0.71 acres

- Rural, yet accessible, location
- Spacious and versatile accommodation
- 3 reception rooms
- Kitchen with range cooker
- Five bedrooms
- Potential for multi-generational living
- Private south facing gardens
- Parking and double garage
- Freehold
- Council Tax Band G

Guide Price £850,000

## SITUATION

East Budleigh is a charming village to the west of the delightful River Otter Valley, surrounded by unspoilt countryside, with community public house and shop, primary school, local bus routes and a village hall. There are various footpaths in the locality to take advantage of the attractive countryside and the Jurassic coastline, along with Commons for walking, bird watching, cycling and riding. Budleigh Salterton is under two miles, which has an extensive range of facilities and access to a pretty, unspoilt pebbled beach, whilst a sandy beach at Exmouth is about six miles. The cathedral and university city of Exeter has an extensive range of facilities including excellent sporting and leisure facilities as well as a selection of shopping and private and state schooling.

The M5 motorway (J30) is easily accessible and there are frequent public transport routes in the area, including rail services from Honiton to London Waterloo and Exeter to London Paddington and Exeter International Airport with daily flights to London.



## DESCRIPTION

This charming thatched cottage is a Grade II Listed picturesque detached residence and a fine example of a sympathetically extended, yet unspoilt, private country cottage. The property is of varying ages, having been extended, whilst still retaining its unique character, with a thatched roof across the original building, newly laid in early 2023. The property further benefits from a replacement chimney and woodburning stove, updated in 2024. There is potential for accommodating extended family, as an annexe, if required. In total the property extends to 0.71 acres with beautifully landscaped gardens, off-road parking and garaging, also being close to all local amenities.

## ACCOMMODATION

The front door to the original cottage is along the easterly aspect and opens to the sitting room with an inglenook fireplace housing the wood burner and window seat, along with a turning staircase to the first floor. From here a door leads to the dining room with access to the inner hall and door to the kitchen. The kitchen is well equipped with a range of fitted units providing excellent cupboard space, a range cooker and space for appliances, along with space for a table. Beyond here is the utility room with plumbing for laundry appliances and stable door opening to the garden, along with door to the cloakroom.

From the inner hall there is a door opening to the study and an opening through to the reception room with glazed door and a spiral staircase rising to the first floor. There is a ground floor fifth bedroom and bathroom fitted with a white suite, including shower over bath.

On the first floor there are four good size bedrooms and family bathroom. There is an interconnecting door from the old part of the building to the new with two staircases as previously mentioned. The principal suite enjoys a double aspect and fitted cupboards.

## OUTSIDE

The gardens are a beautiful feature of the property. Approached along a country lane, the gated driveway provides ample parking and leads to the double garage. The gardens are predominately to the front of the house, extending to the south, incorporating large expanses of lawn, trees and various shrubs. There are mature hedge boundaries and a large patio. There is a substantial greenhouse, sheds with bluebell wood and various stores/outbuildings.

## SERVICES

Mains water and electricity are supplied. Oil fired central heating and private septic tank drainage, with a new system installed in late 2022.

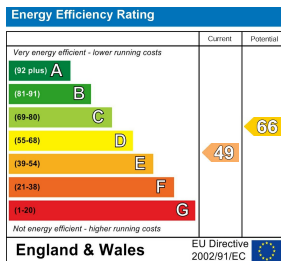
## DIRECTIONS

From Budleigh Salterton head north on the East Budleigh Road/B3178. As you enter the village of East Budleigh turn right at the crossroads onto Frogmore Road. Follow the lane which takes you in the direction of Otterton village and the property will be found a short way down, set back on the left-hand side, identified by a Stags for sale board.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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