



Higher Budlake Cottage, Budlake





# Higher Budlake

Budlake, Exeter, EX5 3JR

Exeter city centre: 7.4 miles

A delightful thatched cottage with a host of charming period features including exposed beams and vaulted ceilings, with a stunning garden, garage and parking.

- Beautifully presented Grade II Listed detached cottage
- Lovely gardens with garage and off road parking
- Host of period features including exposed wooden beams and woodburner
- Ground floor bedroom/home office
- Recently thatched and newly installed sewage treatment plant
- Subject to a National Trust lease ending 23rd July 2119
- Council Tax Band: D

## Offers In Excess Of £400,000

### SITUATION

The hamlet of Budlake is surrounded by National Trust land including the fine Georgian House of the Killerton estate and the Ashclyst Forest. Budlake lies between the small Duchy town of Bradninch (3.5 miles) and the extremely sought-after village of Broadclyst (3 miles). Bradninch is situated in the beautiful Culm Valley with local facilities, Broadclyst provides a village shop, pub, church, well-regarded primary school as well as Clyst Vale Community College secondary school which incorporates a library, doctor's surgery and leisure centre. The university and cathedral city of Exeter (7.5 miles) provides an extensive range of facilities.

### DESCRIPTION

Higher Budlake Cottage is a quintessential thatched home with striking period features including revealed beams and vaulted ceilings, along with picturesque gardens. This charming Grade II Listed National Trust Leasehold cottage offers a unique layout of accommodation including 2 bedrooms, ground floor study/bedroom 3, sitting room and kitchen/dining room. The current owners have recently improved the cottage including a new wood burner and thatch in the last 2 years and have tastefully upgraded the interiors. The delightful garden offers areas of lawn, patio and established shrubs, with a garage and parking.





## ACCOMMODATION

The entrance opens into the extremely inviting kitchen / dining room. The first area is arranged as a utility with a triple aspect, vaulted ceiling with exposed beams and fitted base units. The kitchen has a triple aspect with garden views, matching cottage-style base and wall units, a range-style cooker, wooden worktops, exposed ceiling beams, finished in oak flooring. The charming sitting room has a dual aspect with garden views, door leading out and stairs to the first floor. The room includes characterful features such as revealed beams, a fireplace with a wood-burner and oak flooring. The additional room on the ground floor offers a versatile space that could be used as a 3rd bedroom or a TV room/snug. The room has a garden aspect window and a vaulted ceiling with revealed beams. The first-floor landing has a storage cupboard. Bedroom 1 has a dual aspect with garden views, fitted wardrobes, revealed beams and oak flooring. Bedroom 2 has a rear aspect with garden views and small storage cupboard built in. The stylish bathroom is arranged with a free-standing bath and basin, finished with oak flooring and revealed beams. A separate cloakroom provides a similar style of WC and basin.

## GARDENS

The wonderful cottage gardens wrap around the property on 3 sides with a southerly orientation. The private garden is predominantly laid to lawn with patios, mature shrubs, trees and planted borders. Amongst the formal layout is an array of soft fruits. Perimeter hedging border the garden butting up to National Trust land, the road and stream. To the right of the cottage is a detached single garage (5.74 x 2.82) with an electronic up & over door. To the front of the garage is parking for two cars.

## SERVICES

Current Council Tax: D

Utilities: Mains electricity and mains water.

Drainage: Private drainage - Vortex 6 sewage treatment plant installed in April 2021

Heating: Oil fired central heating. New bunded tank installed in 2022.

Listed: Grade II Listed

Tenure: Lease hold - Expires in July 2119

Thatched in 2022

Standard broadband available. O2 and Vodafone mobile networks available (Ofcom)

## DIRECTIONS

From Exeter head north through Pinhoe on the B3181. Continue on this road through Dog Village and Broadclyst. After leaving Broadclyst continue for a further two miles where the property is located on the left, opposite the turning for Caddihoe and Ashclyst Forest.

## TENURE

The property is situated on National Trust owned land and is subject to a lease which expires 23rd July 2119





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		51	56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 931 sq ft / 86.4 sq m  
 Limited Use Area(s) = 50 sq ft / 4.6 sq m  
 Garage = 171 sq ft / 15.8 sq m  
 Total = 1152 sq ft / 106.8 sq m  
 For identification only - Not to scale

**First Floor**

- Bedroom 2: 9'11 (3.02) x 9'6 (2.89)
- Bedroom 1: 16'6 (5.03) max x 9'4 (2.85) max

**Ground Floor**

- Garage: 18'8 (5.70) x 9'2 (2.79)
- Snug / Bedroom 3: 12'3 (3.73) x 11'11 (3.64)
- Sitting / Dining Room: 16'6 (5.02) max x 12'10 (3.91)
- Kitchen: 16'10 (5.12) x 9'11 (2.76)
- Utility: 9' (2.74) x 8' (2.43)

Denotes restricted head height

RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1122379