

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
- · Host of period features including exposed wooden beams and woodburner
- treatment plant
- · Council Tax Band: D

- · Lovely gardens with garage and off road parking
- Ground floor bedroom/home office
- Recently thatched and newly installed sewage Subject to a National Trust lease ending 23rd July 2119

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 guintessential 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 woodburner 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 freestanding 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



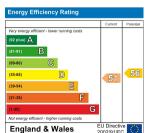




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