



Amisfield



Amisfield 7 Boucher

, Budleigh Salterton, EX9 6HQ

Exeter 13.9 miles, Sidmouth 6.4 miles, M5 Junction 30 10 miles

A fantastic period family home offering spacious, well presented accommodation with a large garden and beautiful views across Otter Head and out to sea.

- Lovely family home with over 2400 sqft of accommodation
- 5 bedrooms and 3 bathrooms
- Beautiful views across Otter Head and out to sea.
- Convenient access into the town centre and sea front.
- Large South facing garden with driveway and overall plot of 0.4 acres.
- Three fantastic reception rooms, one with open fire.
- Number of period features.
- Council Tax Band: G

Guide Price £1,250,000

SITUATION

Budleigh Salterton is a wonderful coastal resort on the World Heritage Jurassic coastline in the East Devon Area of Outstanding Natural Beauty (AONB). The beautiful two mile beach, framed by the picturesque sandstone cliffs, is renowned for its pebbles and wonderful vistas, and is considered one of the most desirable coastal locations in the UK. There are a wealth of facilities befitting a town of its importance including shops, pubs, restaurants, theatre, croquet, bowls, tennis, shooting, and cricket clubs plus East Devon Golf Club. About 10.5 miles away is junction 30 of the M5 motorway whilst beyond is the cathedral and university city of Exeter with its wealth of facilities (13 miles).



DESCRIPTION

Boucher Way is a popular, quiet, residential address a short walk into the town centre and to the sea front. Believed to have been constructed in the 1930's the property has been improved and extended by the current owners to create a beautiful family home offering over 2400 sqft of living accommodation.

On the ground floor, the house benefits from 3 lovely reception rooms, all overlooking the rear garden. There is a dining room with a bay-window and access door, a sitting room with a triple aspect and a minster style, open fireplace and a lovely vaulted family room that has been added by the current owners with exposed wooden beams, a gas feature fire and again with a triple aspect and French doors to the garden. At the other end of the house is an open plan kitchen/breakfast room fitted with a range of base and wall units with a granite worktop and a large Range for cooking. Doors lead out to the garden where there is a covered terrace with another door leading into a useful utility room.

On the first floor are 4 lovely bedrooms, the original master bedroom overlooking the garden with an ensuite, two other bedrooms with the same aspect and a small one on the front of the house. There is a family bathroom, a separate W.C and a study where another staircase rises to the second floor. Converted from the original loft space is a fantastic top floor bedroom enjoying beautiful views across to Otter Head and out to sea with an en-suite shower room and dressing room.

OUTSIDE

The property sits approximately in the middle of a good sized plot measuring just over 0.4 acres. To the front, wooden gates open to a gravelled driveway providing parking for a number of vehicles. Private and well screened, there is a large area of lawn adjacent to the driveway and to the rear a further area of lawn with a Southerly aspect, a timber summer house, green house and attractive veranda providing a covered seating area.

SERVICES

Current Council Tax: G

Utilities: Mains electric, water, gas and drainage.

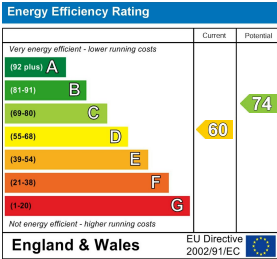
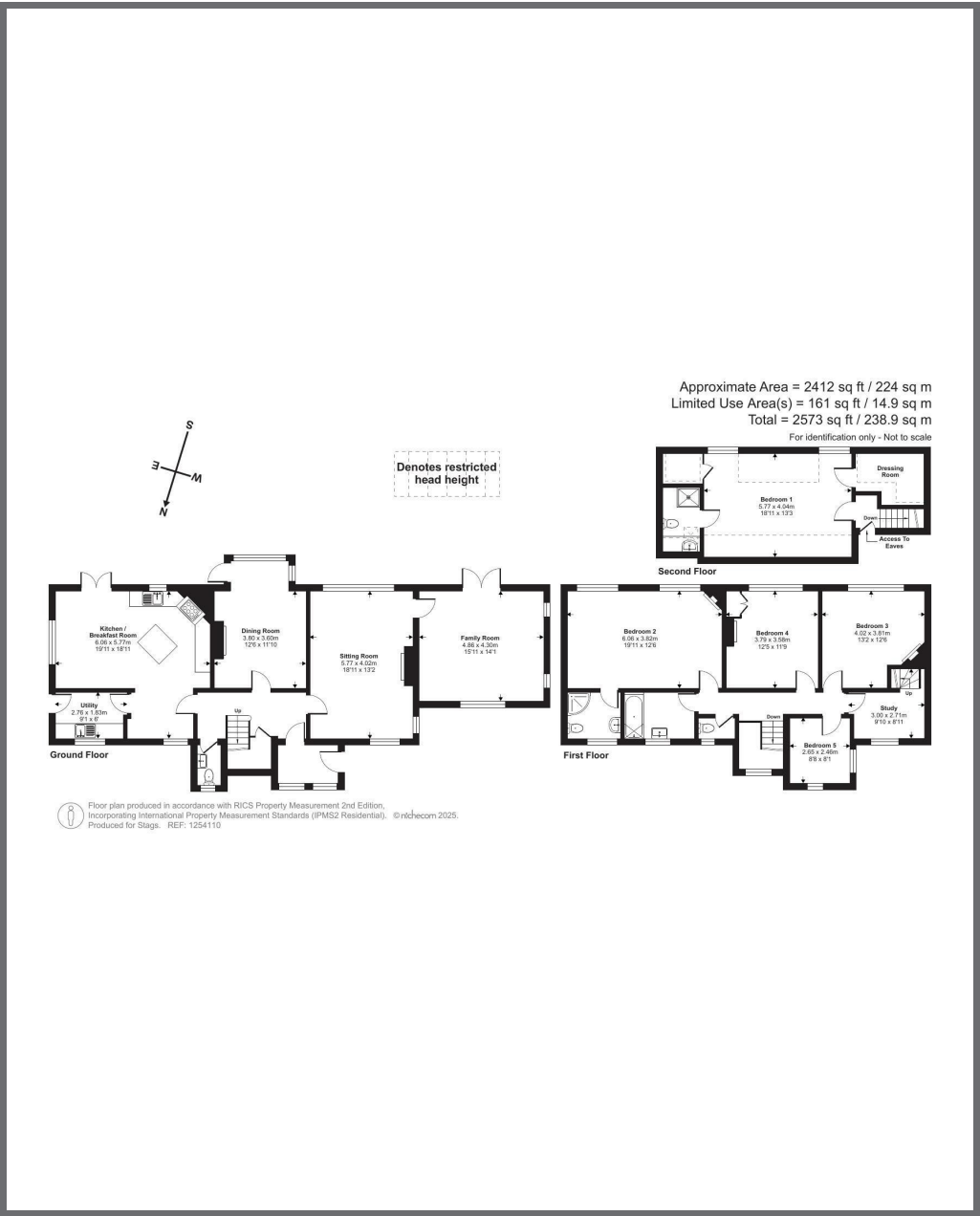
Heating: Gas central heating from a combi boiler.

Tenure: Freehold

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).



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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