



Daveys Cottage





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Oak Hill, East Budleigh, Devon, EX9 7DW

Budleigh Salterton 1.5 miles, Topsham 8.1 miles, Exeter 8.7 miles

A beautifully presented thatched cottage with a detached annexe and gardens in the popular east Devon village being sold with no onward chain.

- Grade II Listed Cottage
- Sought-after village location
- Barn with potential for conversion (STP)
- Ample private parking
- Council tax bands: F & A
- No Onward Chain
- 3-4 bedrooms in main house
- Well maintained gardens
- Freehold
- EPC: D

## Guide Price £725,000

### SITUATION

Daveys Cottage is situated in the sought after East Devon village of East Budleigh - an Area of Outstanding Natural Beauty, which is a charming historic village and the birthplace of Sir Walter Raleigh (b.1552). There is a range of facilities including a pub, a fine church, a primary school (Ofsted: Good) and an active community shop. It is under two miles from the coastal resort of Budleigh Salterton, 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 university and cathedral city of Exeter (10 miles) has a range of facilities befitting a centre of its importance with railway stations on the Waterloo and Paddington lines and its international airport. East Budleigh is in an Area of Outstanding Natural Beauty (AONB). It is west of the delightful River Otter valley where there are attractive walks whilst East Budleigh Common, Bicton Common and Woodbury Common are just a few miles to the west providing wonderful countryside for walking, bird watching and horse riding.





## DAVEYS COTTAGE

Daveys Cottage is a handsome link detached former farmhouse with charm and character throughout. The property retains a wealth of period features, including exposed ceiling beams, an impressive inglenook fireplace with moulded lintel and original bread oven in the main reception room, and a particularly noteworthy winder staircase with elm treads.

The accommodation is well laid out and includes a welcoming sitting room, a separate dining room, and a fitted kitchen, complemented by a cloakroom and a useful utility room. A further ground floor room currently serves as a study or fourth bedroom, offering flexibility to suit a range of needs.

To the first floor are three generously sized double bedrooms, each featuring exposed beams, fitted wardrobes, and wooden floors, together with a family bathroom fitted with a white suite and shower over the bath.

## BARN OWLS (ANNEXE)

In 2018, planning permission was granted to convert the existing garage into a stylish and contemporary annexe, now known as Barn Owls. This thoughtfully designed, single-storey conversion offers well-appointed accommodation comprising a light and airy open-plan kitchen and sitting room, with access to a double bedroom and a modern shower room—ideal for guests, extended family, or potential rental income.

## THE BARN

Worthy of particular note is the substantial cob barn attached to the main property. This superb and rarely available space presents a wealth of opportunities for the incoming purchaser, subject to any necessary planning consents. It could be incorporated into the main residence to create additional living accommodation, guest suite, or alternatively converted into a letting unit to provide ancillary income.

## GARDENS

The property is approached via a private, gated driveway, providing ample parking for multiple vehicles. The enclosed gardens are largely bordered by attractive brick and stone walling, with fencing along the western boundary, ensuring privacy and a sense of seclusion. The grounds feature a generous expanse of level lawn, complemented by a south-facing terrace, directly accessed from the kitchen—perfect for outdoor dining and entertaining.

## SERVICES

Utilities: Mains drainage, gas, electricity and water.

Ideal Logic Max Combi C30 boiler fitted September 2023 with 10 year manufactures guarantee

Daveys Cottage: Standard and Superfast broadband available. O2 network likely. (Ofcom)

Barn Owls: Standard and Superfast Broadband available. O2 network likely. (Ofcom).

Council Tax Bands: Daveys Cottage: F, Barn Owls: A

## DIRECTIONS

From the M5 (Junction 30), take the A376 towards Exmouth/Sidmouth, then join the A3052 towards Sidmouth. After around 7 miles, at the roundabout above Budleigh Salterton, take the B3178 towards Exmouth/East Budleigh. Continue for 3.5 miles, passing Bicton College. On entering East Budleigh, head down Oak Hill; the gated driveway to Daveys Cottage is on the right.

## AGENTS NOTE

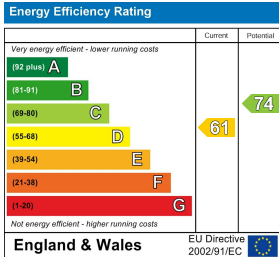
The vendor has advised that the neighbouring property has a Right of Way (ROW) across the top of the drive to Daveys Cottage.

If you would like further images of the Cottage, please speak to agent.





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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