



Holly Tree Cottage, 13 High Street,
East Budleigh, Budleigh Salterton,
EX9 7DY

GUIDE PRICE
£435,000
TENURE Freehold



A Deceptively Spacious Grade II Listed Thatched Cottage Located In The Heart Of This Sought After East Devon Village Offering Accommodation Steeped In Character With Large Rear Garden.

Sitting Room * Spacious Dining Room * Kitchen/Breakfast Room * Study *
Ground Floor Bathroom/WC * Three First Floor Double Bedrooms * First Floor
Shower Room/WC * Gas Central Heating * Many Fine Period Features *
Viewing Recommended

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Pennys are delighted to offer For Sale this charming Grade II Listed thatched cottage situated in the heart of this beautiful sought after village. The cottage is steeped in history with the original cottage we believe dating back to the 1600's with the extended accommodation to the rear of the cottage dating back to the 1700's. The cottage now offers sympathetically restored and updated accommodation whilst retaining much inherent character.

THE ACCOMMODATION COMPRISES: Front door with window inset to:

RECEPTION HALL: With engineered oak flooring; radiator; electric consumer unit; staircase rising to FIRST FLOOR LANDING with useful understairs storage cupboard beneath.

WALK IN CLOAKS/STORE ROOM: With original window to rear aspect with window seat; deep built storage cupboards with arched doors; engineered oak flooring.

SITTING ROOM: A charming room with chimney recess with slate hearth with mantle over with fitted shelving in arched wall recesses; television point; telephone point; exposed ceiling beam; period glazed panelled window to front aspect.

DINING ROOM: A most spacious room that forms part of the extended accommodation. The room offers a spacious area for entertaining with engineered oak flooring; radiator; ceiling beam; chimney recess with slate hearth; glazed panelled window to side aspect.

KITCHEN/BREAKFAST ROOM: Fitted with a range of wood working surfaces with tiled surrounds with cupboards and drawer units and dishwasher space beneath worktops; inset single drainer sink unit with mixer tap; wall mounted cupboards; radiator; utilities area with plumbing for automatic washing machine and space for tumble dryer; wall mounted Worcester gas boiler for domestic hot water and central heating; access to rear loft space; recessed ceiling spotlighting; window with deep tiled window sill overlooking the garden; glazed panelled door giving access to garden.

GROUND FLOOR BATHROOM/WC: Fitted with bath; shower splash screen; pedestal wash hand basin; WC with push button flush; tiling to splash prone areas; ceiling extractor fan; radiator; glazed panelled window to rear aspect.

STUDY: Radiator; period window with deep window sill to front aspect; turning staircase rising to:

FIRST FLOOR LANDING: Feature arched wall recess on half landing.

BEDROOM ONE: A superb main bedroom with original fireplace and wooden surround; fitted wardrobe and shelving; part sloping ceiling; radiator; window overlooking the side garden.

BEDROOM TWO: Another spacious double bedroom with period window to front elevation; radiator.

BEDROOM THREE: Another double bedroom with period window with deep window sill to front elevation; radiator.

SHOWER ROOM/WC: Comprising tiled shower cubicle with Mira shower; wash hand basin with matching tiled splashback; WC with push button flush; light shaver socket; radiator.

OUTSIDE: A superb feature of the property is the large rear garden which enjoys a high degree of privacy and a sunny aspect. Adjoining the rear of the property is a secluded patio sun terrace ideal for outside entertaining with patio pathway; outside cold water tap; lawned area of garden with further enclosed secluded area of garden adjoining the rear of the property. From this area there is an opening through to extensive lawned garden with productive fruit trees which includes apple, pear, plum, fig and olive trees and a variety of flower and shrub bushes offering an array of colour. There is a timber garden shed with power connected.

FLOOR PLAN:

