



The Brake, Colaton Raleigh, Devon





A charming, **detached country home** sat within approximately 4 acres of landscaped gardens and grounds, with flexible additional accommodation.

Summary of accommodation

Reception hall | Sitting room | Dining room | Study | Music room | Playroom | Kitchen/breakfast room | Laundry room | Cloakroom
Principal bedroom with en suite bathroom | Two further double bedrooms with en suite bathrooms | Single bedroom | Family shower room
Detached garage/office block comprising two single garages | Workshop | Storeroom | First-floor office | First-floor self-contained flat
Parking | Garden | Pond | Gazebo | Stable | Paddock/wildflower meadow

In all about 4 acres (1.62 hectares)

Distances

Colaton Raleigh 0.5 miles, Budleigh Salterton 3.5 miles, Sidmouth 5 miles, Exeter 10 miles, Honiton 14 miles
(All distances are approximate)



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Situation

Situated on the edge of the village of Colaton Raleigh, in a spectacular elevated position, offering far-reaching views over the surrounding countryside. It is situated within an Area of Outstanding Natural Beauty, between the popular towns of Budleigh Salterton and Sidmouth.

The spectacular Jurassic Coastline, a world heritage site, is just a short drive from the property and together with the surrounding area, offers fantastic opportunity for recreational activities. Colaton Raleigh with its shop, Otter Inn public house and church, is within half a mile of the property and further afield, Budleigh Salterton and Sidmouth offer a wide range of facilities.

There is a good selection of primary and secondary schools in the area, including The King's School at Ottery St Mary and Colyton Grammar School, rated by Ofsted as 'Outstanding'.

The Cathedral city of Exeter is approximately 15 miles west, and offers a wide range of schools, shopping and leisure facilities, together with good communication links, including a main line rail link to London Paddington, access to the M5 Motorway and Exeter International Airport.

The property

The Brake is a large, detached family home offering ample space throughout the property. On entering The Brake, you arrive into a light and airy entrance hall which leads off to a spacious dining room, study/library, drawing room, music room and kitchen there is also a downstairs WC and stairs leading up to the first floor. From the music room there is direct access into the playroom that has french doors opening into the garden. All of the rooms are spacious and bathed in light from the large windows in all rooms.

The warm and inviting kitchen offers ample room for cooking and lots counter space, the island and AGA are the focus of the room. Off the kitchen to the back there is direct access into the utility room that has a door leading in from the garden. To the front of the kitchen there is a large breakfast room, the breakfast room has large windows on each wall and french doors leading out into the garden.



The first floor offers four double bedrooms. Two of the double bedrooms have en suite bathrooms. There is a smaller double bedroom and a family shower room on this floor also. The master bedroom has a large en suite bathroom, each bedroom has stunning views out over the grounds.

Grounds

Arrival to The Brake is via a long private driveway which leads directly to the house. The house sits within approximately four acres of gardens and grounds. The stunning grounds offer complete privacy for the house. The landscaped garden hosts a pond which has a footbridge going across, this also offers a haven for wildlife. The garden and grounds host many specimen trees and a wild-flower meadow.

Garaging and annexe

There is a detached building adjacent to the house which houses, a double garage, workshop and a one bedroom annexe. On the first floor there is a large office space.



Planning permission

There have been two planning permissions granted. There is permission to build an oak-framed barn for use as an annexe or holiday let (planning ref, 13/1310/FUL). Additionally, there is also planning permission approved for the creation of a fifth bedroom above the music room. This planning application also includes permission for the erection of a new stable in the field (planning ref:04/P1127)

Services

Mains water & electricity. Private drainage. Oil-fired central heating and AGA.

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC Rating: D

Guide Price: £2,300,000

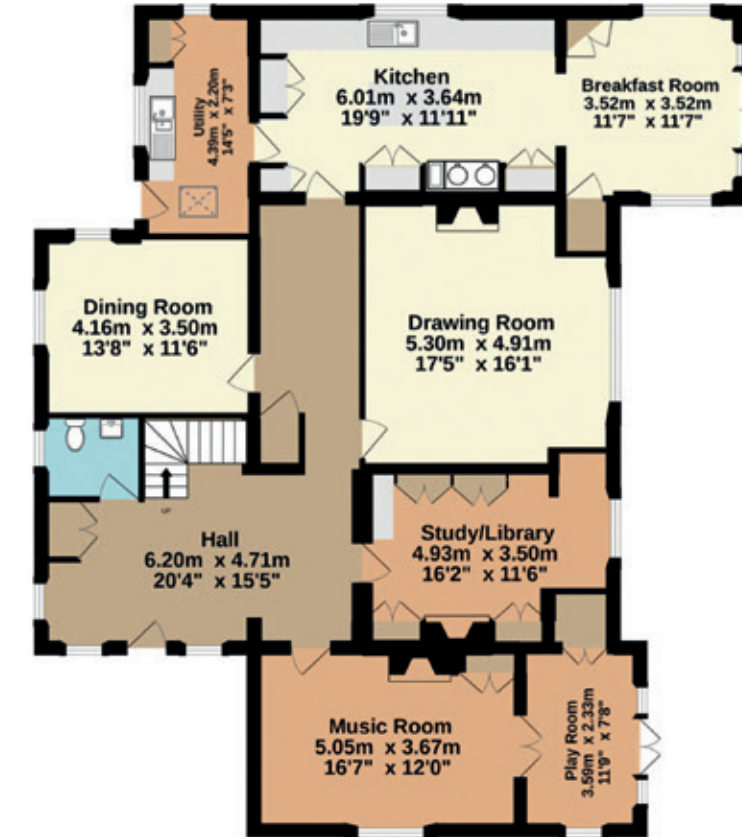


Approximate Gross Internal Floor Area

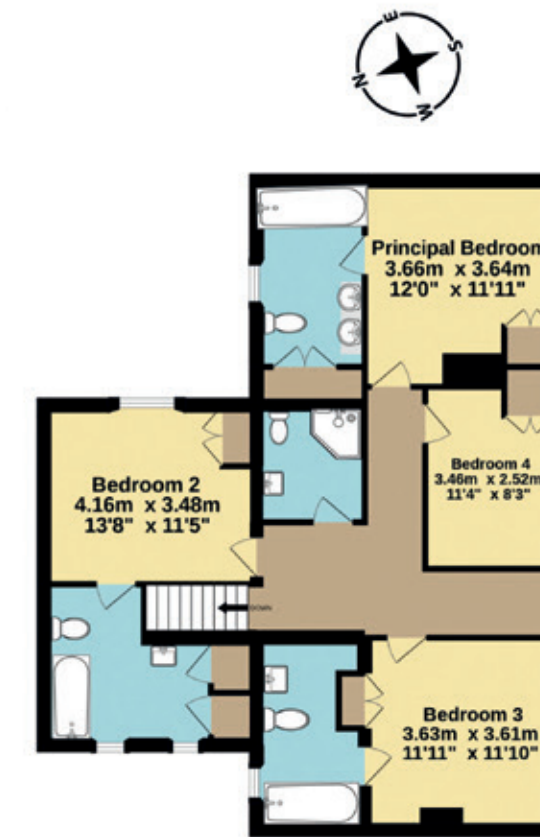
House: 3,078 sq ft/ 286 sq m

Garaging & Annexe: 1,934 sq ft / 180 sq m

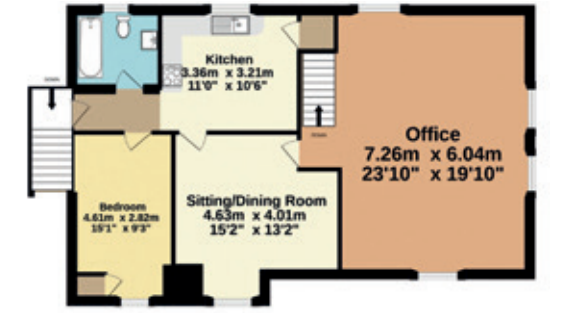
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



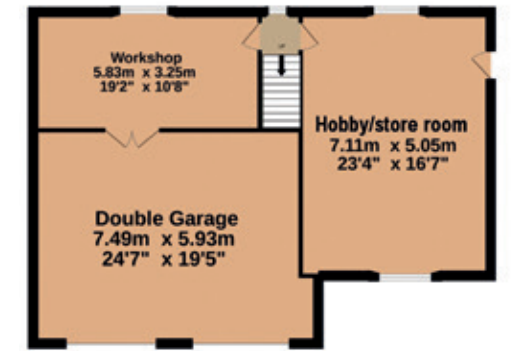
Ground Floor



First Floor



Annexe



Garage/Workshop

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024, Photographs and videos dated February 2024.

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