

Heath Cliff House, Budleigh Salterton, Devon





A **stunning luxury home** with additional accommodation and delightful gardens, in a sought-after East Devon setting.

Summary of accommodation

Ground Floor: Reception hall | Sitting room | Family room | Terrace garden room | Treatment room | Kitchen/dining room | Utility | Cloakroom

First Floor: Principal bedroom with dressing room and en suite bathroom | Three further bedrooms, two with en suite showers and one with en suite bath and separate shower

Secondary Accommodation: Gym with sauna | Apartment with sitting room, kitchen and shower room | Apartment two with sitting room, kitchenette and shower room

Distances

Exmouth town centre 3.4 miles, Exmouth station 3.8 miles (32 minutes to Exeter St. David's), M5 Junction 30 8.7 miles

Exeter Airport 10.6 miles (1 hour to London City Airport), Exeter city centre 12.4 miles

Exeter St. David's station 12.8 miles (2 hours to London Paddington)

(All distances and times are approximate)



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Location

The property lies in a sought-after position within easy reach of the town centre and beach in popular Budleigh Salterton. This regency seaside town offers a wealth of amenities, from independent shops on the high street to its flowing brook and well-known pubs and eateries.

The picture postcard villages of Knowle, Lympstone and Topsham are within easy reach, while both Exmouth and Exeter are within easy reach and provide a wealth of shops, supermarkets, leisure and cultural facilities.

The East Devon Area of Outstanding Natural Beauty is relatively unspoilt and offers a wide array of leisure activities ranging from sailing, cycling, horse riding and kite surfing in addition to the leisure clubs East Devon Golf Club, Budleigh Cricket Club and the Croquet and Tennis Club. The stunning region offers a choice of walking and cycling routes including hiking the 250-million-year-old Jurassic Coast and the mouth of the River Ottery. There are multiple renowned sandy beaches nearby for the summer months.

Budleigh Salterton is a World Heritage site and one of East Devon's most highly regarded coastal locations. Annual events in the town and surrounding villages are world famous and cover its varied history in literary and music festivals.





The rural location belies its excellent transport links with several mainline train stations and convenient road links leading to the A30 and M5 and the wider motorway network with regular flights from Exeter International Airport.

The area offers respected educational facilities within easy reach of the property, including St Peter's Church of England Primary School, plus secondary and independent schooling in Sidmouth, Exmouth and Lymington. The world-renowned University of Exeter is within 15 miles of the property.

The property

This magnificent detached home provides extensive accommodation with luxury styling throughout. Outside there are handsome pearly pink rendered elevations, while inside the décor and fittings are the epitome of elegant style. The property also benefits from two self-contained apartments, which are ideal for family members, or for use as rental properties.

Entering into the grand reception hall, you're greeted by a sweeping staircase leading to the galleried first-floor landing, as well as a bar for entertaining. Double doors lead to the 32ft sitting room with its fireplace, porcelain wood effect flooring and French doors opening onto the terrace. The ground floor also has a comfortable family room, a terrace garden room with bi-fold doors opening onto the garden and a treatment room or studio. Stairs lead to the lower ground level, where there is a home gym with a sauna.

The heart of the home is the spacious, open-plan kitchen and dining room with its part-vaulted ceiling, skylights overhead, feature stone wall and dual French doors opening onto the terrace leading to the garden. The kitchen itself is well-equipped with extensive fitted storage, a central island with a breakfast bar, a range cooker and integrated appliances.

Upstairs there are four double bedrooms with attractive styling, including the luxury principal bedroom with its dressing room and en suite bathroom. The three further bedrooms are all en suite.

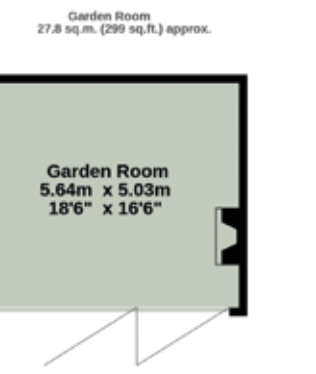
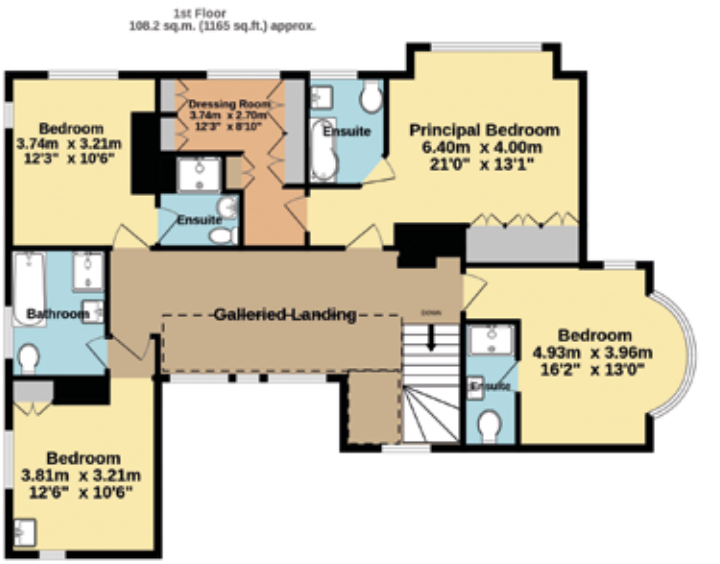
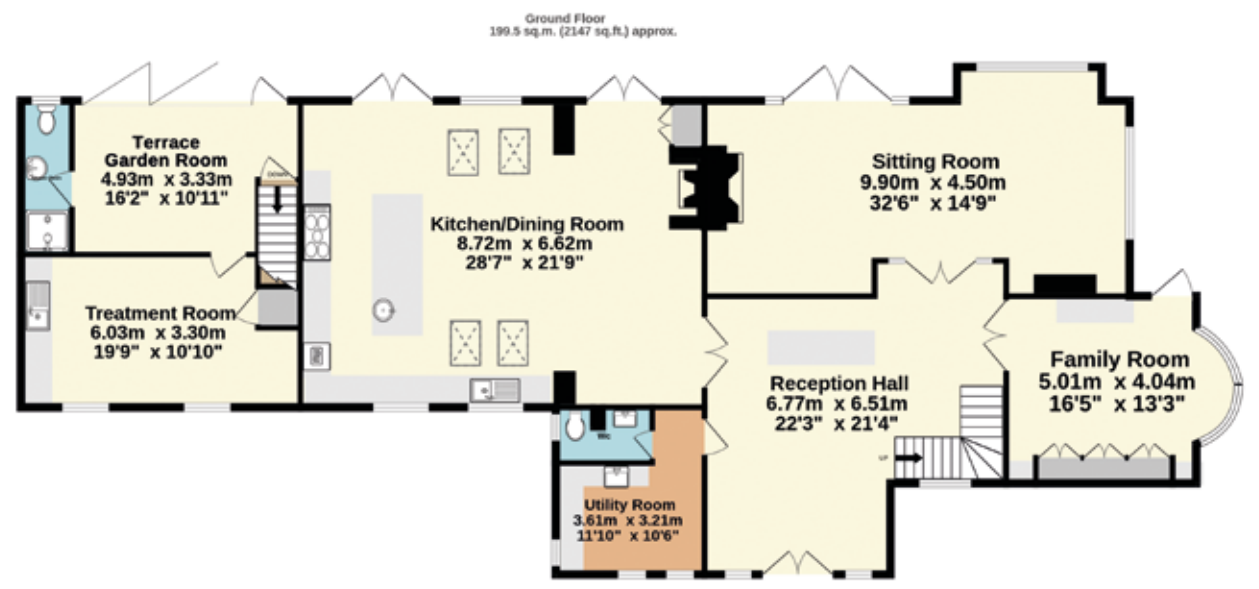
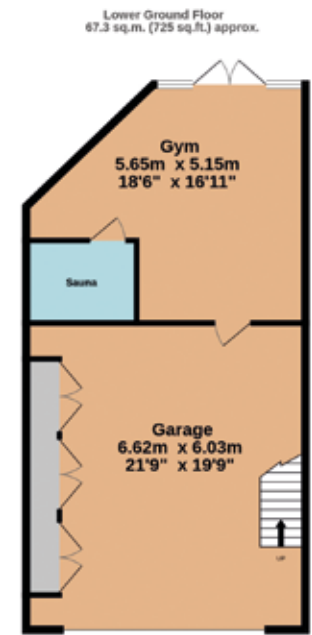




Approximate Gross Internal Floor Area
449.7 sq m (4840 sq ft)

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.

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



In addition to the main home, the two self-contained studio apartments provide useful further living space for guests or family members. They both include well-presented sitting rooms, one of which has an open-plan kitchenette with the other including a separate kitchen. Both apartments have their own shower rooms.



Garden and grounds

The house is set in beautiful landscaped gardens with pristine lawns, sun terraces, paved pathways and a splendid water feature. There are borders of well-maintained hedgerow and mature trees, as well as beds filled with established shrubs and flowering perennials. A timber-framed outbuilding provides a stunning garden room and dining area, with bi-fold doors opening to the front and a woodburning stove. Access to the property is via security gates, which open onto the spacious driveway, providing ample parking for residents and visitors alike. The integrated double garage lies below the main house and provides further parking or workshop space.

Services

Mains electricity, gas, drainage and sewerage.

Directions

Postcode: EX9 6AH

what3words: ///outnumber.necklace.routes



Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC Rating: C

Guide Price: £2,250,000



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 2025. Photographs and videos dated February 2025.

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