



I CASTLE LANE

Budleigh Salterton, Exeter, Devon



A STUNNING PERIOD FAMILY HOME LOCATED ON THE EDGE OF BUDLEIGH SALTERTON, NOT FAR FROM THE BEACH

With beautiful views out to sea set in lovely grounds of around 1.5 acres with driveway parking and garaging.

Summary of accommodation

Entrance hall | Open plan kitchen/dining/sitting room | Snug | Study | Boot room | Utility

Four bedrooms | Two bathrooms

Distances: Budleigh Salterton seafront 1.7 miles, Exeter city centre 13.1 miles, Exeter St. David's station 14.0 miles (2 hours to London Paddington)

M5 (Jct 30) 8.7 miles, Exeter Airport 10.7 miles (1 hour to London City Airport)

(All distances and times are approximate)

Guide price: £1,650,000



SITUATION

Castle Lane is a quiet road located on the edge of Budleigh, not far from Woodbury Common, close to the old railway cycle track.

The regency seaside town of Budleigh Salterton 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 Lymptone, Knowle Village and Topsham are within easy reach and offer more extensive amenities with the Cathedral City of Exeter less than 15 miles away.

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, Bowling 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 Otter. 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 such as Newton Poppleford Primary School rated ‘Outstanding’ by Ofsted and St Peter’s Church of England Primary School rated ‘Good’. The world-renowned University of Exeter is within 15 miles of the property.

THE PROPERTY

Tucked away at the end of a private driveway and set within beautifully landscaped grounds, 1 Castle Lane is an impressive and immaculately presented detached family home, believed to date back to the 1930s. Sympathetically extended and modernised by the current owners, the property effortlessly combines the charm of period features with the comfort and style of contemporary living, offering approximately 3,000 sq ft of well-appointed accommodation.

At the heart of the home lies a stunning open-plan kitchen/living area, created as part of a recent extension. This sociable space includes a high-quality kitchen with sleek white-fronted base, wall and drawer units topped with granite work surfaces, a central island with seating and storage, a range cooker and an American-style fridge freezer. The adjoining dining area features two sets of French doors leading out to a spacious patio terrace, perfect for entertaining.



A delightful sitting area completes this space, centred around a wood-burning stove set into a stylish hearth, all framed by a striking picture window that captures panoramic views of the garden and the sea beyond.

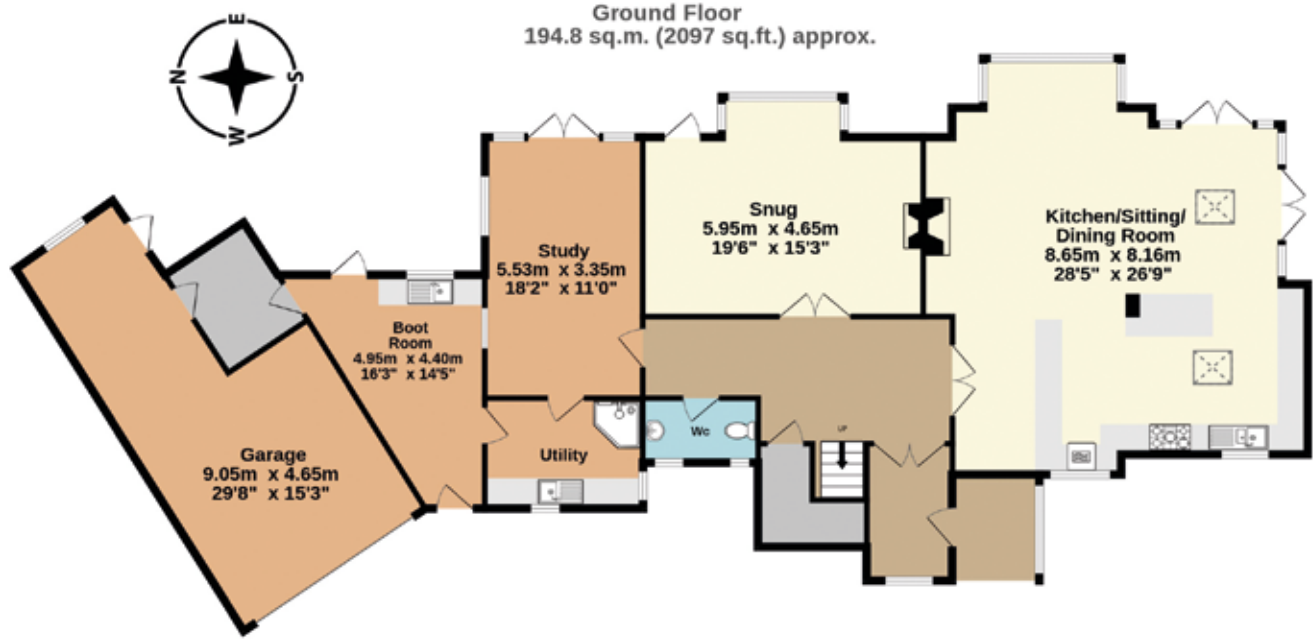
Elsewhere on the ground floor, a cosy snug with wood burner offers a perfect retreat, while a generous study—ideal for home working—could easily serve as a fifth bedroom, thanks to the adjacent shower room/utility area. Completing the ground floor is a practical and spacious boot room, providing direct access to the garden, a large store room, and the integral garage.

Upstairs, a spacious landing leads to four generously sized bedrooms, three of which are positioned at the rear of the house to take full advantage of the breathtaking views across the garden, open fields, and along the coast towards Sidmouth. The principal bedroom is particularly impressive, featuring a bay window, extensive fitted wardrobes, and a stylish en suite shower room.

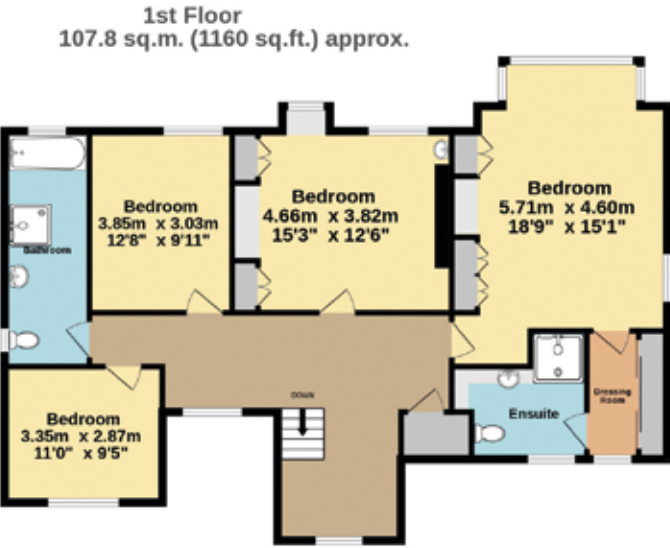
The accommodation is completed by a well-appointed family bathroom, offering both a bath and separate shower cubicle.



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



Approximate Gross Internal Area
302.6 sq.m. (3257 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GARDEN AND GROUNDS

One of the standout features of 1 Castle Lane is its beautifully landscaped grounds, which extend to just over 1.5 acres and offer a superb sense of space and privacy with beautiful views along the coast.

A gravel driveway leads from the road to the front of the property, providing ample off-road parking and access to a large attached garage. To the right of the driveway, there is a well-maintained lawned area that stretches back towards the road, incorporating a productive vegetable garden, greenhouse and shed.

Directly off the kitchen lies a spacious outdoor dining and seating terrace, thoughtfully designed to take full advantage of the stunning views over the gardens and along the dramatic coastline. This area includes a dedicated BBQ space, making it ideal for entertaining.

A stone patio extends across the rear of the property, connecting to a second, more secluded seating area accessed from the study. Here, you'll find a perfect spot for a hot tub, sheltered and private, yet still enjoying views of the garden.

Two sets of steps descend from the patio to a large expanse of lawn, interspersed with mature trees and bordered by open countryside. To the northern boundary, the garden gives way to a charming woodland area, complete with a hidden pirate ship.

This truly exceptional garden offers a rare blend of formal landscaping, natural beauty, and imaginative features—perfect for families, gardeners, and anyone who enjoys outdoor living in a peaceful, coastal setting.



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PROPERTY INFORMATION

Tenure: Freehold

Services: Mains drainage, gas and electricity

Local Authority: East Devon District Council

Council Tax: Band G

EPC: C

Directions: what3words:///school.koala.iterative- EX9 7AN

Agents Note: The vendor advises that a small area at the top of the drive off of Castle Lane is owned by Clinton Devon estates with 1 Castle Lane having the right to pass over for access etc.



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