



Uplands,

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Shepherds Lane, Colaton Raleigh, EX10 0LP

Budleigh Salterton 4 miles; Waitrose (Sidmouth) 4.5 miles. M5 (J30) 9 miles.

A beautifully presented property extending to $\frac{1}{4}$ acre, set in an elevated position enjoying incredible panoramic countryside views of the Otter Valley.

EPC D

- Spacious kitchen/dining room
- 4 bedrooms (principal suite)
- Beautiful gardens
- In total 0.27 acres
- Council tax band F
- Sitting room with wood burner
- Study/5th bedroom
- Private driveway and garage
- EPC D
- Freehold

Guide Price £825,000

SITUATION

Colaton Raleigh stands on the River Otter surrounded by unspoilt countryside with parish church, village hall, pub, village stores and tea room. There are various footpaths in the locality to take advantage of the attractive countryside and the Jurassic coastline, along with Commons for walking, cycling and riding. The cathedral and university city of Exeter has an extensive range of facilities including excellent sporting and leisure facilities as well as a selection of shopping and private and state schooling.

The M5 motorway (J30) is easily accessible and frequent public transport routes in the area, including rail services from Honiton to London Waterloo and Exeter to London Paddington and Exeter international airport with daily flights to London.

DESCRIPTION

Uplands occupies a quiet, rural location on the edge of the village, in an enviable position enjoying beautiful extended panoramic countryside views of the Otter Valley. Its elevated position means all principal rooms benefit from the view and the house offers spacious and light accommodation throughout. The property offers flexible accommodation with a spacious kitchen / dining room opening to the terrace, spacious sitting room, a study / fifth bedroom and bathroom. Upstairs there are a further four bedrooms including a beautiful principal suite. Overall the property extends to 0.27 acres with off road parking, garage and areas of garden to the front and rear.



ACCOMMODATION

Front door with glass panel opens into the dual aspect reception hall with under stairs cupboard. To the right is the spacious double aspect kitchen / dining room with engineered oak floor and French doors to the terrace making an outside dining and entertaining area. The kitchen is well equipped with an Esse Range cooker and a range of wall and floor cupboards with solid oak and quartz (Unistone Bianco) worktops. Appliances include integrated 50/50 split Siemens fridge freezer, wine rack and Siemens extractor. From the kitchen, there are doors opening to the store room, with door to front and utility with sink, space for laundry appliances and door to the rear. To the left of the reception hall is the triple aspect sitting room with engineered oak floor, feature floor to ceiling bay window giving far reaching countryside views. There is also a Nordpeis wood burning stove with granite hearth and soapstone tiles to the rear. Beyond there is a door opening to the dual aspect study / fifth bedroom with double doors to the gravelled area. Completing the ground floor is the bathroom with underfloor heating and floor to ceiling tiled walls comprising bath with Mira thermostatic shower and vanity unit with sink and mixer tap, along with cupboard housing pressurised water cylinder and towel rail.

To the first floor there is a landing with built in wardrobes and doors opening to the bedrooms. The dual aspect principal suite has a Velux Cabrio balcony to enjoy the views, dressing area with built in wardrobe and dressing table and a shower room with wc, walk-in shower with a Mira thermostatic shower, twin sink and vanity unit and towel rail. The second bedroom has views over the garden and built in wardrobes and bedroom three has a dual aspect, whilst the fourth bedroom has twin built in single beds with drawers under.

OUTSIDE

Approached along Shepherds Lane, the driveway provides plenty of parking and a turning area with access to the garage beyond. Adjacent to the road is mature hedging providing privacy. The front garden is predominantly laid to lawn with gravel seating area, planted borders and a variety of shrubs and trees, including a Tibetan cherry and Magnolia tree. Steps lead to the terrace with timber balustrade with glass inlay. There is access around both sides of the house to the rear, which is mostly laid to lawn with a raised deck, two sheds, outdoor tap and planted borders with a variety of shrubs and trees including a cooking apple tree.

The current garage has a pitched roof providing loft storage and windows, including two Velux windows.

SERVICES

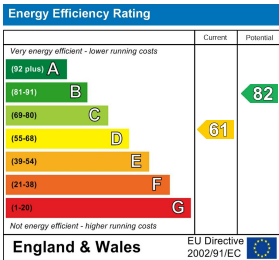
All mains services connected.

DIRECTIONS

From the A3052, at Newton Poppleford, turn right onto the B3178 towards Budleigh Salterton. After just over a mile upon entering Colaton Raleigh turn left just before Woods Village Shop into Church Road and turn left just before the village hall. The entrance will be found on the left, identified by a Stags for sale board.



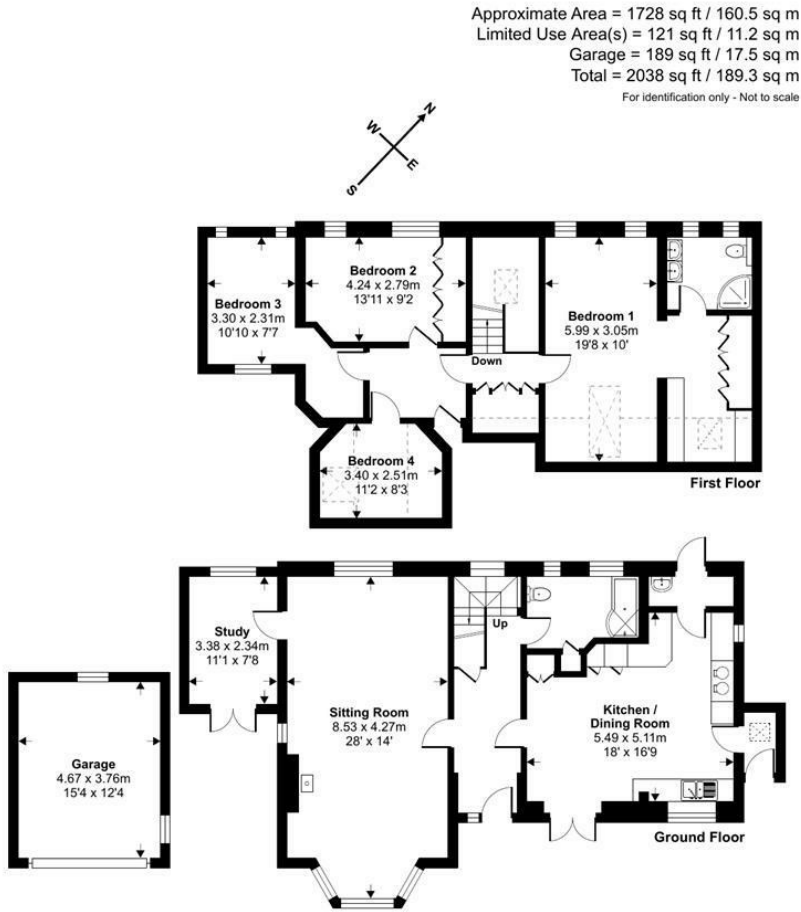
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