



Braydon Cottage



**STAGS**



# Braydon Cottage 30

Otterton, Budleigh Salterton, EX9 7HW

Budleigh Salterton: 3.9 miles Sidmouth: 4.2 miles Exeter: 12.3 miles

Braydon Cottage is a charming Grade II listed cottage situated on the edge of the village of Otterton, with a new thatch, character features, private gardens and off-road parking.

- Grade II listed cottage
- Three bedrooms
- Private cottage gardens
- No onward chain
- EPC exempt
- New thatch
- Off-street parking
- Outdoor utility/store room
- Freehold
- Council tax band D

## Guide Price £547,500

### SITUATION

Otterton is a delightful and historic village, nestling in the beautiful East Devon countryside between Sidmouth and Budleigh Salterton. The sought-after village offers a range of facilities including primary school, church, village hall, community shop along with the renowned Kings Arms public house and popular Otterton Mill which houses a Craft Centre, Bakery & Restaurant.

The property is just 3 miles from Budleigh seafront, and there is a regular bus service from the village to Sidmouth, Budleigh Salterton and Exmouth. The world heritage Jurassic coastline lies within half mile of the village and the nature reserve at the mouth of the River Otter, famous for its wide variety of bird life, is only about a mile away.

The Cathedral City of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter Airport.





## DESCRIPTION

Braydon Cottage is the epitome of quintessential charm, having been thoughtfully restored by the current owners. The thatch was replaced in 2024, ensuring the cottage's character endures, while many original period features have been lovingly preserved. Upon entering, you'll find the inviting shaker-style kitchen, complete with a range-style cooker and modern appliances, including an integrated dishwasher and wine fridge. A traditional stable door opens to reveal the spacious yet cosy lounge, where a characterful inglenook fireplace, featuring an ornate woodburning stove, takes centre stage. This room effortlessly flows into a generous dining area, ideal for entertaining.

Upstairs are three well-proportioned bedrooms and a contemporary family shower room, all accessed via a bright and airy landing with built-in storage. Bedroom 1 enjoys views of the surrounding countryside, providing a peaceful retreat.

## OUTSIDE

The property boasts a wonderfully private outdoor space, featuring a lovely patio ideal for entertaining and al fresco dining. From here, steps ascend to a raised decked seating area, perfectly positioned to embrace the serene beauty and tranquility of the surrounding countryside. Garden steps lead up from the patio to a lush lawn, dotted with vibrant flowerbeds, mature shrubs, and trees.

The converted stable provides a versatile outdoor utility and storage space, complete with electricity and water. Subject to the necessary permissions, it offers exciting potential to be fully transformed into additional accommodation, a home office, or studio.

To the side of the cottage, off-road parking is available for multiple vehicles, with one space tucked behind secure wooden gates and another conveniently located at the front.

## SERVICES

Mains electricity, water (metered) and drainage. Oil-fired central heating. Boiler replaced in 2023.

Standard, superfast and ultrafast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

## DIRECTIONS

As you enter the village, past Otterton Mill, continue towards the centre of the village and bear left on Fore Street to Ottery Street. Braydon Cottage is the last property on the right-hand side along the row of cottages.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



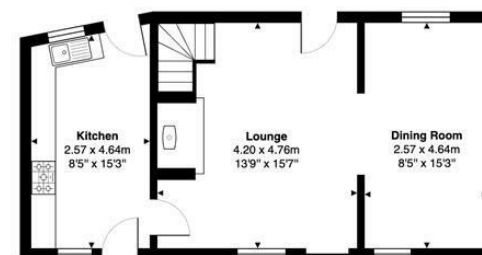
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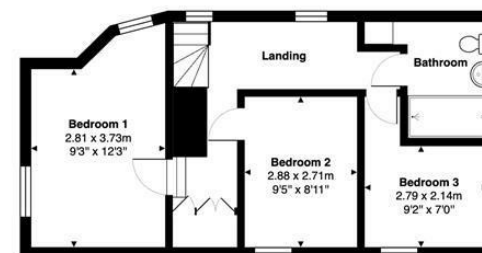
01404 45885



30, Ottery Street, Otterton, EX9 7HW



Ground Floor



First Floor



Outbuilding

Total Area: 105.6 m<sup>2</sup> ... 1136 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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