



RICHARD BOUD

exp UK

BESPOKE ESTATE AGENT



West Hill, Budleigh Salterton, EX9

Budleigh Salterton

Guide Price

£800,000

Nestled on West Hill, one of Budleigh Salterton's most prestigious addresses, this Grade II Listed Georgian four-bedroom detached residence presents a rare opportunity to acquire a distinguished piece of local heritage. Set within an impressive 0.42-acre plot and approached via a private sweeping driveway, the property combines timeless period elegance with generous outside space, all within easy reach of the town centre and seafront.

Upon entering, you are welcomed by two spacious reception rooms, ideal for both relaxing and entertaining. The kitchen/breakfast room is centred around a traditional gas-fired AGA, creating a warm and characterful heart to the home. There is also a useful utility room, a ground-floor bathroom, and a versatile study/bedroom five.

The first floor comprises three double bedrooms, plus a fourth single bedroom that could equally serve as a study or dressing room. A large family bathroom and separate WC complete the accommodation.

The extensive grounds are a particular highlight, providing a wonderfully private retreat. Predominantly laid to lawn, the gardens include a pond, patio area, and designated spaces for fruit and vegetable cultivation. A double garage, ample additional parking, and the sweeping private driveway further enhance the practicality and sense of arrival.

This elegant Georgian home combines timeless character, generous living space, and an enviable coastal setting. While some updating is required, it offers an exceptional opportunity for a new owner to create a truly bespoke home tailored to their own style and vision. Rich in period charm, the property retains a wealth of original Georgian features and architectural details, providing enduring character and appeal throughout.

Viewing is strongly recommended to fully appreciate the character, potential, and lifestyle on offer. Offered with no onward chain.

SUMMARY OF ACCOMMODATION:

Ground Floor- Hall

Sitting Room: 3.9m (12'10") x 3.7m (12'2")

Dining Room: 3.9m (12'10") x 3.7m (12'2")

Kitchen/Breakfast Room: 4.0m (13'1") x 3.6m (11'10")

Utility Room: 3.1m (10'2") x 2.2m (7'3")

Study/Bedroom 5: 3.5m (11'6") x 3.3m (10'10")

Bathroom/WC

First Floor - Landing

Bedroom 1: 4.0m (13'1") x 3.5m (11'6")

Bedroom 2: 3.7m (12'2") x 3.6m (11'10")

Bedroom 3: 3.6m (11'10") x 3.2m (10'6")

Bedroom 4: 2.7m (8'10") x 2.2m (7'3")

Bathroom

Separate WC

Outside: Set in grounds extending to 0.42 acres

Double Garage: 5.7m (18'8") x 5.2m (17'1").

AGENTS NOTES:

Tenure: Freehold. Vacant possession on completion. No onward chain.

Council Tax Band: G (East Devon District Council).

EPC Rating: E

Services: Mains electric, gas, water & drainage. Superfast fibre broadband is available.

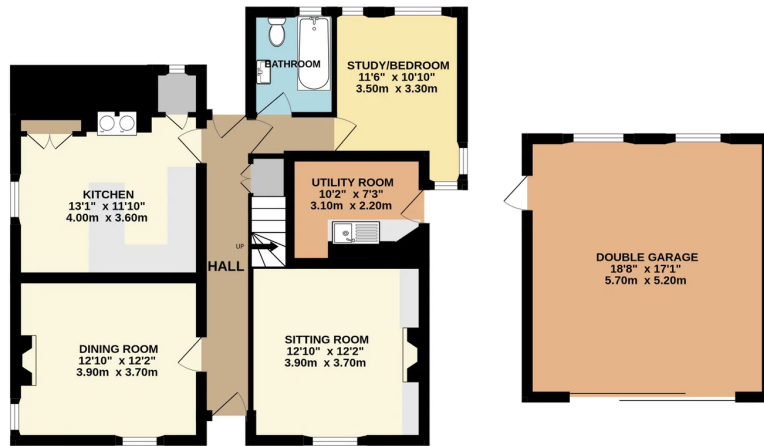
Please note: Some images have been virtually staged for illustrative purposes only. Furniture and décor shown are computer-generated and are not included in the sale.



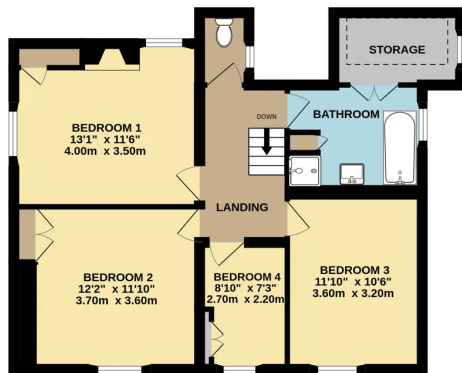


All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Richard Boud Estate Agent for themselves and the vendors or lessors produce these details in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge when going to press. We are required by law to conduct Anti-Money Laundering checks on all parties involved in the sale or purchase of a property. In line with HMRC's guidance, we take this responsibility seriously to ensure the accuracy and continuous monitoring of these checks. Our partner, Move Butler, will conduct the initial checks on our behalf. They will contact you, and where possible, a biometric check will be sent to you electronically only once your offer has been accepted. As an applicant, you will be charged a non-refundable fee of £30 (inclusive of VAT) per buyer for these checks. The fee covers data collection, manual checking, and monitoring. You will need to pay this amount directly to Move Butler and complete all Anti-money Laundering checks before your offer can be formally accepted. You must also provide evidence of how you intend to finance your purchase before formally accepting any offer.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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