



Wheel Cottage



# Wheel Cottage

Colaton Raleigh, Devon, EX10 0LE

Budleigh Salterton sea front (3.7 miles), M5 Junction 30 (8.3 miles)

A charming 3 bedroom semi-detached cottage with a detached 3 bedroom annex to the rear, located in a pretty East Devon village.

- 3 bedroom semi-detached cottage
- Ample parking and garage
- Pleasant garden with patio
- Sitting room with wood burner
- Freehold
- Detached annex to the rear cottage
- No onward chain
- Attractive village in East Devon
- Separate dining room
- Council tax bands: D and B

Guide Price £450,000

## SITUATION

Wheel Cottage and Wheel Barn occupy a convenient, semi-rural position on Exmouth Road, in the highly regarded East Devon village of Colaton Raleigh. The property enjoys excellent access to the nearby coastal towns of Sidmouth and Budleigh Salterton, both renowned for their attractive beaches, independent shops and amenities. The surrounding countryside offers an abundance of walking, cycling and riding opportunities, whilst the Cathedral City of Exeter lies approximately 14 miles to the west, providing a comprehensive range of shopping, educational and recreational facilities together with mainline rail services, Exeter Airport and access to the M5 motorway.



## ACCOMMODATION

Wheel Cottage provides spacious and characterful accommodation arranged over two floors. The ground floor comprises a well-proportioned sitting room with wood burner, separate dining room, fitted kitchen and family bathroom. On the first floor are three bedrooms, including two generous doubles and a further single bedroom, together with a cloakroom/WC.

Located to the rear is a substantial detached 3 bedroom annex. The ground floor includes a fitted kitchen and bathroom. The first floor comprises a spacious sitting room and three bedrooms, including a particularly large principal bedroom with access to a courtyard garden.

## OUTSIDE

The property is approached directly from Exmouth Road and benefits from a wide driveway providing ample off-road parking together with an attached garage. The gardens provide a pleasant setting for the property, with areas of lawn and a good sized patio space for outdoor seating and entertaining. Enjoying a good degree of privacy, the outside space complements the flexible accommodation and provides an attractive environment for both family occupation and visiting guests.

## SERVICES

Utilities: Mains gas, water and drainage.

Heating: Electric heating in main house, gas central heating in annex

Tenure: Freehold

EPC: Wheel Cottage: E(47), Wheel Barn: D(60)

Current Council Tax bands; D and E

Standard, ultrafast and superfast broadband available

EE, O2, Three and Vodafone mobile networks available (Ofcom)

## DIRECTIONS

What Three Words: ///after.health.debt

## AGENTS NOTE

The vendors advised Wheel Cottage is located in an area of outstanding natural beauty.



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.



Approximate Area = 1730 sq ft / 160.7 sq m  
 Garage = 146 sq ft / 13.5 sq m  
 Total = 1876 sq ft / 174.2 sq m  
 For identification only - Not to scale

Wheel Cottage Ground Floor

Wheel Cottage First Floor

Wheel Barn Ground Floor

Wheel Barn First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richrecom 2026. Produced for Stags. REF: 1464535



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		47	77
EU Directive 2002/91/EC			

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