

West Hill, Budleigh Salterton, EX9

Budleigh Salterton

Guide Price

£675,000 - £700,000

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 on an impressive 0.42-acre plot and approached via a private, sweeping driveway, the property combines timeless period elegance with generous outdoor space, all within easy reach of the town centre and seafront.

Upon entering, two spacious reception rooms welcome you, ideal for relaxing and entertaining. The kitchen/breakfast room centres on a traditional gas-fired AGA, creating a warm, characterful heart to the home. The property also includes 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 lawned, the gardens include a pond, patio area, and designated spaces for fruit and vegetable cultivation. A double garage, ample additional parking, and a sweeping private driveway further enhance practicality and the sense of arrival.

This elegant Georgian home combines timeless character, generous living space, and an enviable coastal setting. Whilst 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 many original Georgian features and architectural details, providing enduring character and appeal.

We strongly recommend a viewing 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 3.7mm (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. The furniture and décor shown are computer-generated and not included in the sale.











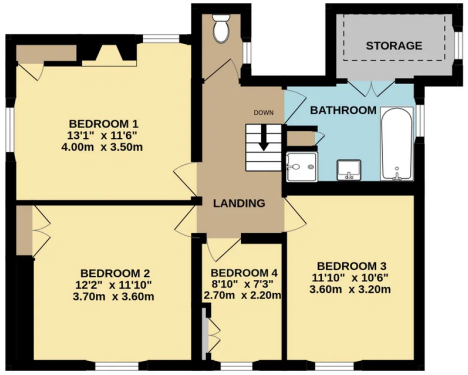


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GROUND FLOOR



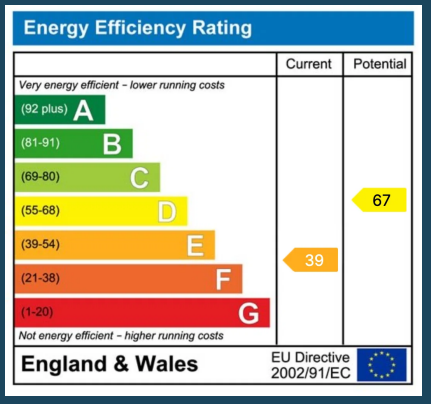
1ST FLOOR



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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