



Granary Lane, Budleigh

Budleigh Salterton

Guide Price
£375,000

Situation

Tucked away on one of Budleigh Salterton's most sought-after roads, this delightful cottage is ideally positioned to enjoy all the town has to offer. It benefits from charming glimpses across the Otter Valley, while both the beach and town centre are within easy walking distance.

With a wide range of thriving independent shops and businesses, Budleigh Salterton is one of the South West's most desirable coastal towns. Situated at the mouth of the River Otter, the estuary is a haven for migratory birds and is designated a Site of Special Scientific Interest. The surrounding area offers miles of scenic coastal paths and excellent leisure facilities, including the renowned Croquet Club, Cricket Club and the picturesque East Devon Golf Club.

The town benefits from an excellent bus service with routes connecting to Exeter and surrounding villages, while regular trains from nearby Exmouth (approximately 5 miles along the coast) provide convenient rail links. Exeter Airport, around 12 miles away, offers both domestic and international flights.

Within approximately 3 miles there is a good selection of well-regarded independent and state schools, including a variety of primary schools, many rated 'Good' by Ofsted.

Description

An attractive brick-built end-terrace cottage with exceptional potential, ideally situated on one of Budleigh Salterton's most sought-after roads, just a short walk from the beach and town centre. The property offers well-proportioned accommodation including a spacious living room with French doors to the garden, separate dining room, light-filled kitchen and two generous bedrooms, all enjoying pleasant outlooks towards the surrounding area and Otter Valley.

A particular highlight is the long, beautifully established garden, backing onto and overlooking the Otter Valley, with mature planting, fruit trees and wonderful views towards the nature reserve and coastline. Offering excellent scope to modernise or extend (subject to the necessary consents), this is a rare opportunity to create a superb home in a highly desirable coastal setting.



Accommodation

A pedestrian pathway leads to the porch and gated front garden, with additional side access continuing through to the rear garden.

The glazed porch provides useful storage for coats and boots and enjoys a pleasant outlook over the front garden. A further door opens into the living room, a spacious and comfortable reception area featuring attractive French doors that open directly onto the sunny front garden.

Adjoining the living room is a separate dining room, which in turn leads through to the kitchen extension, with doors opening out to the rear garden.

The kitchen enjoys a lovely outlook down the garden and is filled with natural light. It is fitted with a range of base and wall-mounted units, with space for a washing machine, fridge/freezer, oven and dishwasher.

The ground floor offers excellent scope for modernisation or extension (subject to the necessary consents), presenting an exciting opportunity to reconfigure and enhance the space to suit contemporary living.

Upstairs, there are two generously sized bedrooms, each enjoying pleasant views across the surrounding town or towards the Otter Valley. A spacious bathroom completes the accommodation, comprising a panelled bath with shower over, WC and pedestal wash basin.



Outside

The gardens to both the front and rear are a particular feature of the property, offering a rich variety of mature shrubs and plants that create a beautiful, wildlife-friendly setting and an ideal space to enjoy throughout the seasons.

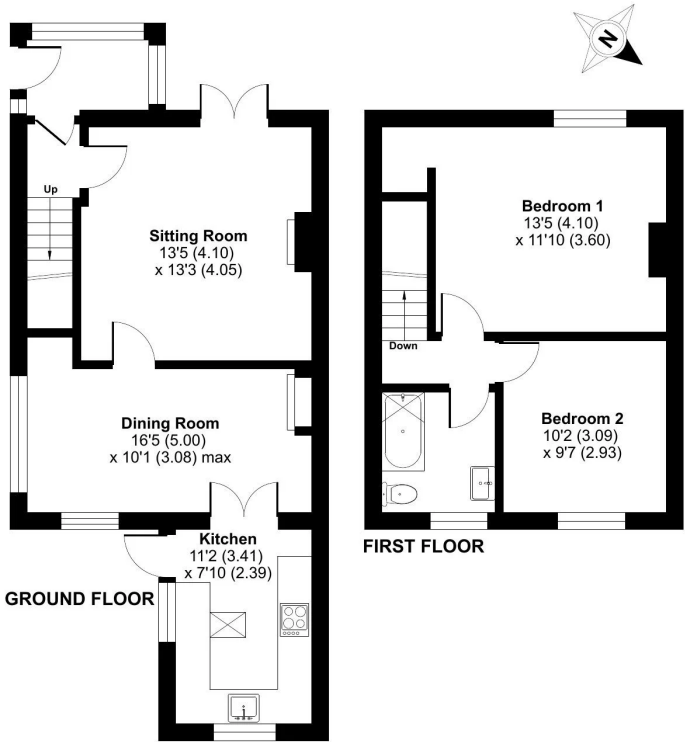
The section of garden closest to the house is mainly laid to lawn, bordered by established planting that provides a good degree of privacy. Beyond a pedestrian access path serving neighbouring properties, the garden continues into a second area featuring mature fruit trees and shrubs. From here, there are delightful views across the Otter Valley Nature Reserve and towards Budleigh's famous pebble beach, creating a truly special outdoor environment.

Services

All mains services are connected. Mains gas, water, electric and drainage.

Granary Lane, Budleigh Salterton, EX9

Approximate Area = 859 sq ft / 79.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
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