



Westdown House







# Westdown House

25a Northview Road, Budleigh Salterton, Devon, EX9 6DD

Exeter city centre (12.9 miles), Exeter airport (11.4 miles), M5 junction 30 (9.3 miles)

A stunning family home offering spacious adaptable accommodation over 3700 sq ft set in beautiful grounds and enjoying stunning views out to sea.

- Fantastic spacious family home
- Beautiful South facing gardens
- Next to East Devon Golf Club
- Accommodation of over 3700 sqft
- Freehold
- 3 bedrooms and 2 bedroom annex
- Stunning sea views
- Large detached garage
- Internal lift
- Council tax band: G



Guide Price £1,950,000

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## SITUATION

Northview Road is one of the most desirable addresses in Budleigh Salterton being close to the Golf Club, having access onto the South West coastal path and being a short walk to the town centre. Budleigh Salterton is a wonderful coastal resort on the World Heritage Jurassic coastline in the East Devon Area of Outstanding Natural Beauty (AONB). The beautiful two mile beach, framed by the picturesque sandstone cliffs, is renowned for its pebbles and wonderful vistas, and is considered one of the most desirable coastal locations in the UK. There are a wealth of facilities befitting a town of its importance including shops, pubs, restaurants, theatre, croquet, bowls, tennis, shooting, and cricket clubs plus East Devon Golf Club. About 10.5 miles away is junction 30 of the M5 motorway whilst beyond is the cathedral and university city of Exeter with its wealth of facilities (13 miles).

## DESCRIPTION

Located towards the top of Northview Road, next to the Golf course with a garden running down to the coastal path, Westdown House is a stunning property offering over 3700 sq ft of well presented accommodation. Approached via double aluminium gates, a driveway providing ample parking leads to a large detached garage with an external staircase rising to accommodation above the garage. Ideal as a studio, office or living accommodation there are two rooms, a kitchen area and a shower room also making it suitable for a spacious annex.

The main entrance is round to the front of the house with a door opening into an impressive entrance hall, a wide staircase rises to the first floor and towards the rear is a down stairs cloakroom and an discrete lift also gives convenient access to the first floor. On the right is a modern kitchen/breakfast room fitted with a range of base, wall and drawer units with a granite work top over, an Aga and a bank of hi-level oven and fitted microwave. There is a wine fridge, a space for a dishwasher, French doors to the front and a door into a utility room.





On the other side of the hall is a large dining room with French doors opening onto the garden and beyond, a fantastic sitting room with a large window overlooking the garden and a windows to the side. Sliding doors lead into a snug; a quiet space away from the main living areas - from here, a door leads into a conservatory.

On the first floor, at the top of the stairs is a large landing with a study area at the front providing an attractive area to sit and overlook the garden and out to sea, partly closed off, it could subject to the usual consents, be possible to turn this area into another bedroom. There are 3 bedrooms in total, all a good size with ensembles and views out to sea. Bedroom 2 has French doors onto a balcony and the main bedroom opens onto a lovely terrace with beautiful views over the garden and out to sea.

### OUTSIDE

A highly desirable feature of house is the garden with the overall plot size measuring just over one acre including the driveway. The main garden is located to the South with a large patio, ideal for outside dining running the width of the property looking South over the grounds and out to sea. Mainly laid to lawn, the gardens lead onto the South West coastal path, there are a number of mature trees and a wooden garden shed.

### SERVICES

Current council Tax Band: G

Utilities: Mains water, gas, electricity and drainage

Heating: Gas central heating

Tenure: Freehold

Broadband: Standard, superfast and ultrafast available (Ofcom)

Mobile Networks: EE, O2, Three, and Vodafone (Ofcom)

### DIRECTIONS

What three words: [///showcases.modest.spots](http://showcases.modest.spots)

### AGENTS NOTE

The vendor has advised that there is a Tree Preservation Order (TPO) on the top lawn.



Denotes restricted head height

Approximate Area = 3773 sq ft / 350.5 sq m (exclude garage & void)

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Outbuilding = 680 sq ft / 63.1 sq m

Garage = 610 sq ft / 56.6 sq m

Total = 4558 sq ft / 479.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Stags. REF: 1433159



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



