

A large, white, two-story house with a red-tiled roof and a smaller white outbuilding with a brown roof and a wooden door. The house is surrounded by lush greenery, including trees and bushes, and is situated on a grassy hillside. The sky is blue with scattered white clouds.

LAVENDER HOUSE

Budleigh Salterton, Devon



A BEAUTIFULLY PRESENTED AND SPACIOUS
HATCHARD-SMITH HOUSE WITH EXTENSIVE,
MATURE, LANDSCAPED GARDENS
ON THE EDGE OF THE TOWN

Summary of accommodation

Ground Floor: Reception hall | Cloakroom | Sitting room | Study | Dining room | Kitchen/breakfast room

First Floor: Principal bedroom/bathroom suite | Two bedroom/shower room suites | Further bedroom and shower room

Outside: Coach House with garage, studio and shower room | Parking | Extensive mature gardens

Distances: Budleigh Seafront 1 mile, Budleigh Beach 1.5 miles, Exmouth 4 miles, Sidmouth 7.5 miles, Exeter 12 miles

(All distances are approximate)

Offers in the region of £1,800,000

SITUATION

Budleigh Salterton is an elegant seaside town situated within the East Devon Landscape area, at the western end of the 'Jurassic Coast', designated a UNESCO World Heritage Site. There is a good selection of shops, cafés, restaurants, pubs and theatre and a thriving community hosting music, literary and arts festivals. In addition, leisure facilities include cricket, tennis, bowls and croquet clubs, as well as the renowned East Devon Golf Club.

The town enjoys a beautiful two mile pebble beach, framed by red sandstone cliffs, popular for bathing and, beyond Budleigh Beach, at the mouth of the River Otter, the estuary forms an area of reed bed and grazing marsh, which is an important haven for migratory birds and a Site of Special Scientific Interest.

The South West Coast Path runs through the town providing spectacular coastal walking and along the coast are beaches, cliffs, coves and pretty coastal villages and towns such as Branscombe, Beer, Sidmouth and Lyme Regis.

Schools in the area include a primary school in Budleigh and secondary schools in both Exmouth and Sidmouth, as well as The King's School in Ottery St Mary and the nationally renowned Colyton Grammar School. Private schools include St John's School in Sidmouth, St Peter's prep school in Lypstone and Exeter School and Maynard School for girls in Exeter.

A further range of facilities are available in Sidmouth, with cinema and supermarkets including Waitrose and in nearby Exmouth is a lovely sandy beach and marina providing opportunities for sailing and other watersports.

Within easy reach is the university and cathedral city of Exeter with comprehensive selection of cultural, shopping, leisure and sporting facilities, as well as access onto the M5 motorway, stations with connections to London (Paddington and Waterloo) and an airport.





THE PROPERTY

Lavender House is a fine example of a late 1920's Hatchard-Smith, Arts and Crafts style, house, known for their picturesque design, comfortable layout and sound construction. The property is set back from the road with extensive, mature, landscaped grounds of approximately an acre, off Moorlands Road, one of Budleigh's most prestigious residential roads, adjoining the grounds of East Devon Golf Club, on the edge of the town, yet within walking distance of the town centre, seafront and beach. There is access to the coastal path at the end of the garden.

The house is a fine, spacious family home with beautifully proportioned, high-ceilinged, rooms typical of the Hatchard-Smith design and architectural period. Over recent years it has been thoroughly modernised and refurbished with high quality fixtures and fittings, but taking care to retain the period charm and character.





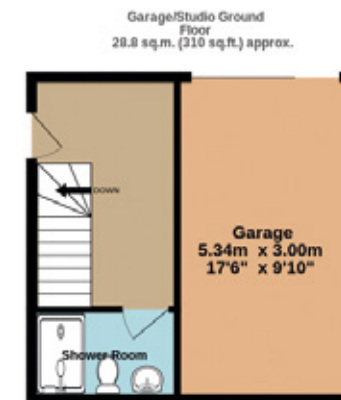
Features include bay windows and original brick fireplaces in the sitting and dining rooms, along with French doors from the study and kitchen/breakfast room opening onto the terrace and gardens, and a glazed door from the sitting room providing further garden access. The ground floor also benefits from exposed oak flooring throughout and a spacious, stylishly fitted kitchen/breakfast room with a central island and an impressive fireplace with a wood-burning stove.



On the first floor, the generous principal bedroom enjoys views over the gardens and features a luxurious en suite bathroom with both a bath and separate shower. There are two further bedroom suites, a fourth bedroom and a separate shower room. Both the principal and secondary bedrooms also benefit from bay windows and brick fireplaces overlooking the gardens.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
299.7 sq m (3225 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The entrance driveway leads from Moorlands Road to a wide gravel forecourt, providing ample parking and turning space for several vehicles. Adjacent to the forecourt is a detached outbuilding comprising a garage and shower room. Offering excellent versatility, the studio has the potential to provide ancillary or secondary accommodation, a home office, gym, creative workspace or guest suite.

Running along the south east side of the house is a stone paved terrace providing delightful spots for outdoor sitting and dining, and the house overlooks extensive, mature, landscaped gardens with sweeping lawns, ornamental trees, shrubs and plant beds, as well as a summerhouse, a greenhouse and terrace, with access to the coastal path at the bottom of the garden.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage. Gas fired heating.

Local Authority: East Devon District Council: 01404 515616

EPC: C

Council Tax: Band G

Directions: EX9 6AG





I would be delighted
to tell you more.

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