

WHITE COTTAGE

11A LANSDOWNE ROAD, BUDLEIGH SALTERTON, DEVON

JACKSON-STOPS

WHITE COTTAGE, 11A LANSDOWNE ROAD, BUDLEIGH SALTERTON, DEVON, EX9 6AH

TOTAL APPROX. FLOOR AREA: 4,009.4 SQ FT / 372.5 SQ M

A striking and thoughtfully extended home, offering sophisticated open-plan living and versatile ancillary accommodation in one of East Devon's most sought-after locations



GROUND FLOOR

- Entrance hall
- Open plan kitchen/dining room
- Sitting room
- Study
- Bedroom with dressing room and en suite
- Utility
- Store

FIRST FLOOR

- Bedroom with balcony, a walk-in wardrobe and en suite
- Two further double bedrooms
- Family bathroom

ANNEXE

- Ground floor double bedroom with en suite
- First floor open plan kitchen/living room
- Cloakroom

ANNEXE TWO

- Detached independent dwelling
- Open plan kitchen/sitting room with access onto its own private decking
- Double bedroom with en suite

OUTBUILDINGS

- Double garage
- Detached office

OUTSIDE

- Gated driveway providing ample parking
- Level lawn
- Sun terraces
- Landscaped garden Numerous established trees and flower beds

DISTANCES

BUDLEIGH BEACH – 1.3 MILES
M5 JUNCTION 30 – 8.7 MILES
TOPSHAM – 8 MILES
(DISTANCES APPROXIMATE)

LOCATION

White Cottage is situated in a beautiful location, tucked away on one of the most desirable roads in Budleigh Salterton, close to East Devon Golf Club and the cliff path where access can be gained on foot at the top of the road. Budleigh Salterton is within the designated Area of Outstanding Natural Beauty, and the popular town sits at the western end of the Jurassic Coastline, a World Heritage Site with a two-mile stretch of pebble beach.

The town itself has a good range of shops, cafes, restaurants, inns and a Post office. It also has a thriving community and caters for a wide range of leisure activities, including tennis, bowls, croquet, badminton, cricket and the highly regarded East Devon Golf Club. There are cycle paths and many lovely walks in the area, with the South West Coastal Footpath running along the coastline, as well as plenty of picnic spots and bird watching opportunities on the estuary of the River Otter. Budleigh Salterton also hosts a number of annual arts, music and literary events throughout the year.

Communication links in the area are excellent, with good access to the M5 motorway and A30 at Exeter, together with mainline train stations, providing regular links to London Paddington and Waterloo.

















THE PROPERTY

White Cottage has undergone a comprehensive program of enhancement by the current owners, transforming it into a light-filled and contemporary home of exceptional quality. The focus centers on a seamless transition between the interior and the beautifully landscaped gardens, creating a "free-flowing" environment perfect for both family life and entertaining. The heart of the home is the exceptional open-plan kitchen and dining room. Centered around a large island, the kitchen is equipped with integrated Siemens appliances and sleek cabinetry. The dining area is beautifully positioned to maximize the garden views, while large sliding doors pull the outside in. Elevated slightly to provide a sense of refined separation, the raised sitting room features a woodburning stove set upon a slate hearth, offering a cozy retreat within the expansive living space.

The ground floor is completed by a dedicated study, a utility room, cloakroom, and a guest bedroom suite featuring a dressing room and en suite.

An impressive staircase leads to a gallery landing on the first floor. The principal suite is a particular highlight, boasting a walk-in wardrobe, a modern en suite, and private access to an east-facing balcony - the perfect vantage point for morning coffee. Two further double bedrooms and a family bathroom serve the main house.

A defining feature of White Cottage is the superb flexibility provided by two separate annexes, offering a wealth of opportunities for multi-generational living or guest accommodation. One of the two annexes, while attached to the main house, retains its own private entrance to ensure complete independence. The thoughtfully arranged layout comprises a ground-floor double bedroom with an en suite shower room, while the first floor opens into an impressive, fully fitted kitchen and sitting area. This living space is further enhanced by a Juliet balcony, providing a bright and airy atmosphere.

A further detached annexe is perfectly suited for those seeking to generate a secondary income or accommodate extended family in total comfort. It enjoys an open-plan living space with a fitted kitchen. The sitting room captures the view out onto the garden perfectly with a set of sliding doors which leads out onto the private balcony. There is a double bedroom with built-in wardrobes and an en suite shower room.











OUTSIDE

White Cottage sits in a delightful mature and private plot with many ornamental and established trees providing a tranquil garden. There is a level upper and lower lawn and terracing directly outside the house. A path leads to a further seating area underneath a pergola and onto an impressive, detached office. To the front, there is a gated gravel drive providing ample parking and access to the double garage.

DIRECTIONS (EX9 6AH)

From Exeter and the M5, take the Junction 30 exit towards Exmouth and at the large roundabout, take the 1st exit onto A376. At the next roundabout take the 3rd exit onto A376 to Exmouth. Travel along the dual carriageway and at the roundabout take the 1st exit onto B3179 to Woodbury. After 2.8 miles turn right. After 0.7 miles turn right onto the B3180. Follow this road past Woodbury Common until you reach a roundabout at the end, then take the first exit onto Knowle Hill. Lansdowne Road is the first turning on the right. Follow this road for about 0.2 miles and White Cottage will be found on the left-hand side.

what3words: ///grunt.juggles.onions

PROPERTY INFORMATION

Services: Mains gas, water, electricity, and drainage. Solar panels with battery storage.

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band F

EPC: Rating B

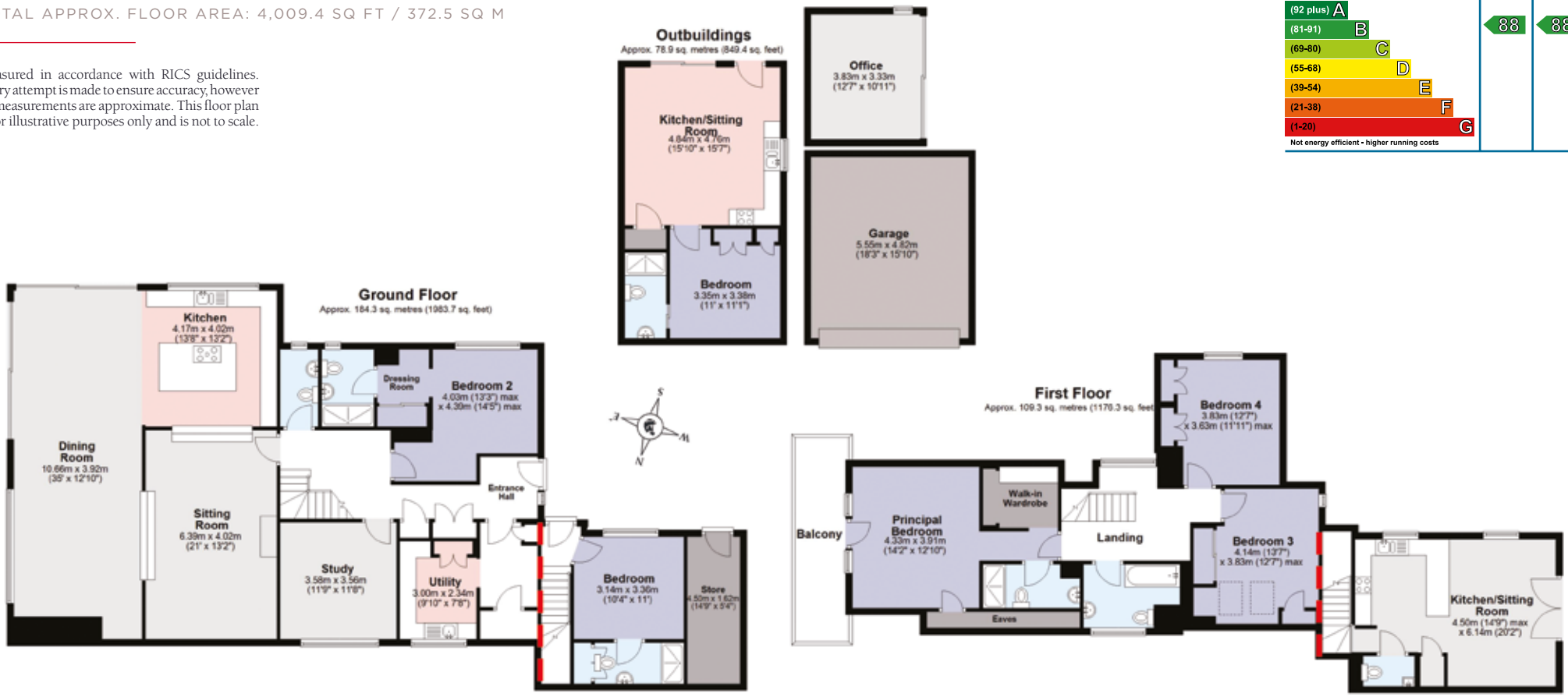
Contents, Fixtures & Fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with Jackson-Stops Exeter office. T: 01392 214222

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Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £30 plus VAT per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

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