

12 COPP HILL LANE

BUDLEIGH SALTERTON, DEVON



JACKSON-STOPS

12 COPP HILL LANE, BUDLEIGH SALTERTON, DEVON, EX9 6DU

TOTAL APPROX. FLOOR AREA 2254.3 SQ FT / 209.5 SQ M

A modern family home with a beautiful open plan kitchen/ living area that opens out onto the impressive garden. Including a detached double garage and about 0.5 miles to Budleigh beach.



DISTANCES

BUDLEIGH BEACH – 0.5 MILES
M5 JUNCTION 30 – 10 MILES
TOPSHAM – 9.2 MILES

GROUND FLOOR

- Entrance hall
- Kitchen/dining room
- Sitting room
- Utility
- Shower room

FIRST FLOOR

- Principal bedroom with en suite
- Three further bedrooms
- Family bathroom

OUTSIDE

- Gated driveway with ample parking
- Double garage
- Garden
- Terrace
- Kitchen garden

LOCATION

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.

There is access at the bottom of the drive to a footpath which runs along the old railway line, it provides a convenient approach to White Bridge and excellent walking along the beautiful River Otter.

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

Recently extended and significantly updated by the current owners, 12 Copp Hill now enjoys a modern open plan and sociable feel whilst also retaining many of its 1920's characterful features. Inside, the entrance hall is perfect for welcoming guests and leads beautifully into arguably the most noteworthy room, the open plan kitchen/dining room. This room is filled with natural light, enjoying two sets of doors which seamlessly lead out onto the terrace and garden beyond.

The kitchen itself is finished in a modern style with integrated appliances and a large central island. There is ample space for a dining table making this the perfect area for family life and entertainment. Beyond the dining area is the double aspect sitting room with a feature fireplace and wood burning stove, again there are delightful views out onto the gardens.

Further accommodation on the ground floor includes a separate snug or study which is tucked away from the open plan living space, a useful utility and a downstairs shower room.

Upstairs, the light and spacious accommodation continues with the principal bedroom enjoying generous proportions and a modern en suite. There are three further well-appointed bedrooms which are serviced by the family bathroom. Bedroom four has a striking picture window framing the views out over the garden and creating an impressive feature.

As part of the work, there is also planning permission in place to convert the loft into further accommodation.

OUTSIDE

Outside has been landscaped, with a terrace directly outside the house, offering a superb space for alfresco dining and entertaining. Beyond this is the garden which is mostly laid to lawn and offers a high degree of privacy with numerous established trees on the borders. There is a kitchen garden with raised beds and a further patio area outside the snug.



To the front, the gated driveway provides ample parking and access into the detached double garage.

DIRECTIONS (POSTCODE EX9 6DU)

On entering Budleigh Salterton from East Budleigh, continue along East Budleigh Road into the town. Turn right onto Bridge Road and then left onto Copp Hill Lane. As you head down the hill, on the right hand bend turn left and the property will be found on the left hand side, at the end of the track.

PROPERTY INFORMATION

Services: Mains water, electricity, gas and drainage

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC rating: D

Contents, fixtures and 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: Strictly by appointment with Jackson-Stops Exeter office: 01392 214222

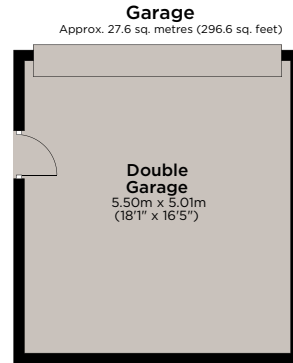
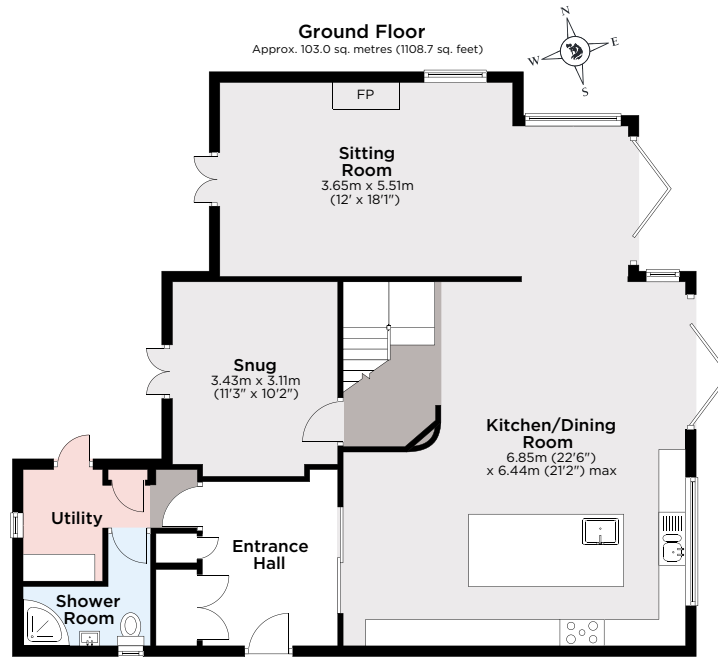
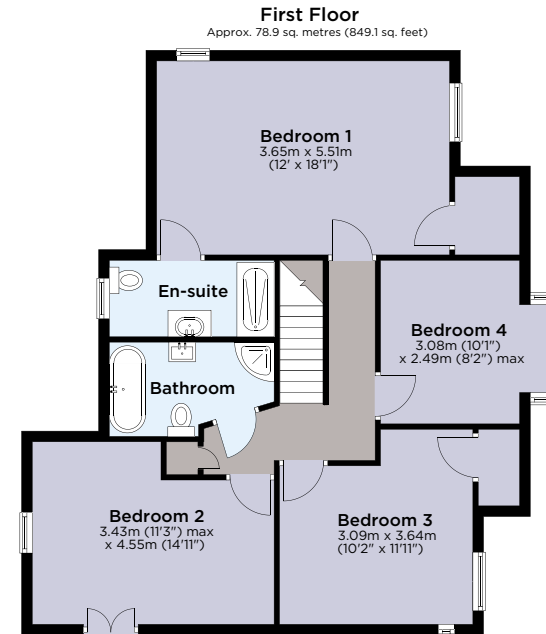
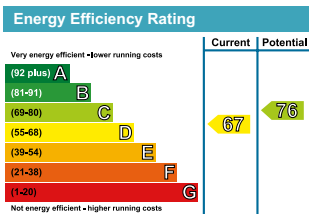


12 COPP HILL LANE

APPROX. GROSS FLOOR AREA

181.9 SQ M (1957.7 SQ FT)

GARAGES: 27.6 SQ M (296.6 SQ FT)



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.

EXETER

01392 214222

exeter@jackson-stops.co.uk

jackson-stops.co.uk

