



Holly Tree Cottage





# Holly Tree Cottage

13 High Street, East Budleigh, Devon, EX9 7DY

Exeter (11.4 miles), Sidmouth (5.0 miles), Woodbury (4.1 miles)

A charming Grade II Listed cottage located in the heart of the village with 3 bedrooms, 3 reception rooms, kitchen, two bathrooms and a delightful and surprisingly large garden to the rear.

- Charming 3 bedroom Grade II Listed cottage
- Good sized dining room
- Walking distance to village shop and pub
- Separate sitting room
- Council Tax band: E
- Delightful and surprisingly good sized garden to the rear
- Centre of highly popular village
- Close to walks at Woodbury Common and Budleigh beach
- Study
- Freehold

Guide Price £425,000

## SITUATION

Holly Tree Cottage is situated in the centre of the sought after East Devon village of East Budleigh - an Area of Outstanding Natural Beauty, which is a charming historic village and the birthplace of Sir Walter Raleigh (b.1552). There is a range of facilities including a pub, a fine church, a primary school (Ofsted: Good) and an active community shop. It is under two miles from the coastal resort of Budleigh Salterton, which has an extensive range of facilities and access to a pretty, unspoilt pebbled beach, whilst a sandy beach at Exmouth is about six miles. The university and cathedral city of Exeter (10 miles) has a range of facilities befitting a centre of its importance with railway stations on the Waterloo and Paddington lines and its international airport.

## DESCRIPTION

Holly Tree Cottage is a delightful Grade II Listed 3 bedroom, terraced, thatched cottage with parts believed to date back to the 17th Century or earlier, although the cottage had an extension in the early 18th Century and several modern improvements since. Possibly part of one larger house which was sub divided many years ago, the accommodation is surprisingly spacious and comprises of a sitting room, study, dining room and kitchen along with a bathroom on the ground floor., whilst on the first floor are 3 double bedrooms and a shower room with a W.C. To the rear is a good sized garden laid mainly to lawn with a garden shed and timber office/studio.





## ACCOMMODATION

From the road, a period wooden door opens into a central hallway leading through to the rear and on the left, a door opens into a cosy sitting room with a feature window looking to the front and a recess for a fire with exposed brick and a wooden mantle over. Continuing along the hall on the left is a storage room, possibly an inner hallway leading through to another part of the house before it was divided up and now a useful space with window seat and window overlooking the garden. On the right, a staircase rises to the first floor and a study/second sitting room with a period style window looking to the front.

To the rear is a good sized dining room with exposed wood beam, engineered oak flooring, and a window looking to the side into the garden and leading off is a kitchen with adjoining utility area. The kitchen is a good size and fitted with a range of white fronted base, wall and drawer units with a wood work top over, space for a fridge freezer and dish washer, gas hob and electric oven. A window and door open into the garden, and at the other end of the kitchen is a utility area where there is space for a washing and tumble dryer and there is a gas boiler. Leading off the kitchen is a downstairs bathroom comprising of a panel bath with shower over, W.C and pedestal hand wash basin.

On the first floor, to the front are two bedrooms, one a very good sized double and both with feature windows overlooking the road and to the rear another good sized double with a feature fire place.

To the rear, accessed from the kitchen is a lovely garden, surprisingly large extending to 90ft and laid mainly to lawn with a patio outside the kitchen door. The garden extends and widens to a larger area of lawn with a number of fruit trees and a timber shed/work shop with power and a smaller stone built garden shed.

## OUTSIDE

To the rear, accessed from the kitchen is a lovely garden, surprisingly large extending to 90ft and laid mainly to lawn with a patio outside the kitchen door. The garden extends and widens to a larger area of lawn with a number of fruit trees and a timber shed/work shop with power and a smaller stone built garden shed.

## SERVICES

Council Tax Band: E

Utilities: Mains drainage, gas, electricity and water.

Heating: Gas central heating.

Tenure: Freehold.

Standard, ultrafast and superfast broadband available. EE, O2 and Vodafone mobile networks available.

## DIRECTIONS

From Exeter leave the city in the direction of the M5 junction 30 and on reaching Sandygate roundabout, go straight ahead following signs to Exmouth and at the next roundabout, turn right onto the A376. At the next roundabout turn left towards Woodbury and follow the road through the village and up the hill towards Woodbury Common. At the T-junction go straight over and follow the road over Woodbury Common, through the village of Yettington and then onto East Budleigh. Drop down the hill into the village, follow the road round to the right and the cottage is on the right hand side just after the pub.

What three words: ///slip.restore.earphones





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

21/22 Southernhay West, Exeter,  
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202

