



East of **EXE**  
ESTATE AGENTS

1 Shortlands  
Yettington £635,000

# 1 Shortlands

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A beautifully renovated and extended property that has been designed and finished to a very high standard throughout. Located in the quiet hamlet of Yettington, close to the Jurassic Coast and to the lovely town of Budleigh Salterton, this delightful property relishes in its magnificent south facing rear garden and its panoramic views. With open planned living in mind, number 1 Shortlands offers a fantastic designer kitchen and dining room with bi-fold doors out to the garden along with a light and airy lounge, utility room and shower room, BT full fibre throughout and all doors, door liners, stair balustrades and flooring all solid oak. On the first floor are four double bedrooms and a beautiful family bathroom. The magnificent south facing rear garden is a beauty to behold with a summer house nestled amongst the delightfully planted beds and a grand elevated covered decked area that flows out from the reception rooms. Devon rule applies.

Extended & Renovated Semi-Detached

| Four Bedrooms | Large Open Lounge

| Fantastic Designer Kitchen | Dining Room

| Spacious Reception Hall | Utility Room

| Family Bathroom | Shower Room

| Covered Sun Deck | Summer House

| Magnificent South Facing Rear Garden



## APPROACH

The beautiful hamlet of Yettington is located just inland of the East Devon Jurassic coast, a short distance from Budleigh Salterton and Bicton Park. Number 1 Shortlands is set back off the road with a delightful front garden set behind a hedge to the front and a small white fence to the side with ample parking beside.

## RECEPTION HALL

As part of the renovations the entrance hall has been extended to provide built-in coat and shoe storage. The central wooden door with oval glass panel sits between two side windows with a triangular fan light window above. Upon entry you have a taste of what is to come as solid oak flooring leads you into the property.

## SITTING ROOM 5.15m by 4.58m

Around to the right is the magnificent sitting room with a large window to the front. A grand set of sliding patio doors that span the entire wall creates a beautiful south facing picture window across the rear garden and makes this room incredibly light and airy.



### HALLWAY

Even the central hallway has been considered with white wooden panelling and solid wood balusters rails on the stairs reaching up to the ceiling. Below the stairs is located a discrete cloakroom with W.C and hand basin, and as with every element of this house even the radiators have been hidden away behind white covers with solid wooden tops.

### UTILITY & SHOWER ROOM

The spacious utility room has been fitted with grey 'Shaker' style wall and base units with a beautiful solid quartz work top with inset double sink. To the sides are built in larder shelving units. Behind again is a central shower room with a large shower cubicle and vanity hand basin.

### OPEN PLANNED KITCHEN / DINING ROOM 4.86m by 4.37m (Dining Room 5.15m by 3.19m)

Across the hall and the dining room opens out to reveal a magnificent open space. The room doubles as the office with units and shelving built into the chimney sides but still commands ample space for the dining table and chairs. It's as you pass around that you see the magnificent newly extended kitchen. This is a 'kitchen designers' kitchen, and therefore nothing has been skimmed on. A bank of wall units hosts a pair of ovens along with integrated fridge and freezer. The central grey island is filled with deep pan drawers with a magnificent quart worktop and inset ceramic hob. And all of this is set in front of a panoramic picture window with commanding views across the rear garden and right out across the open countryside. Undoubtedly it is the magnificent bi-fold doors that captivate as they open back to reveal a palatial covered deck that takes in the surrounding vistas.

### BEDROOM FOUR 3.19m by 2.33m

First off the landing is bedroom four, a spacious double room that commands the magnificent southerly views. Noteworthy again is to the attention to detail with all the doors, door frames and architraves throughout the house are finished in hard wood.

### BEDROOM TWO 5.18m by 2.74

Next along is bedroom two with built-in storage cupboards and a pair of windows looking out over the front of the property.

### BEDROOM THREE 3.97m by 3.25m

Bedroom three is another spacious double room with front facing window.

### FAMILY BATHROOM 3.48m by 1.93m

The family bathroom is another beautiful room with a white oval ceramic counter top sink set upon a quartz shelf that runs around the room. A white Jacuzzi bath sits to the far end with a grey vanity unit beside.

### BEDROOM ONE 4.54m by 3.14m

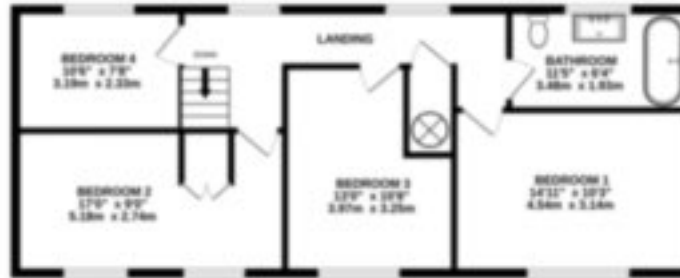
This is a lovely spacious room with a large horizontal window that frames the open countryside beyond.

### REAR GARDEN

The garden has been tastefully designed and planted and without doubt is a thing of beauty. Leading out from both the kitchen and the lounge is a large covered decked area which extends past the property to create elevated seating. A set of steps lead down to central decked walkway. To the left a manicured lawn is edged with deep beds filled with flowering plants and bushes, and to the right hidden amongst the mature foliage is a magnificent summer house and accompanying storage shed. Where the path ends the garden beyond has been rented from the local farmer for a nominal fee. The garden here continues with its elegance with a further secluded seating area set amongst wooden raised beds and olive trees. The lawn continues down to a second shed and a fenced chicken run beyond.



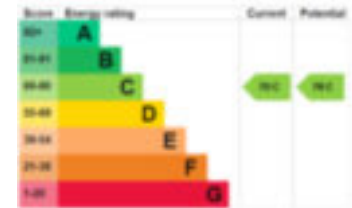
1ST FLOOR  
767 sq.ft. (70.7 sq.m.) approx.



GROUND FLOOR  
875 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA: 1683 sq.ft. (156.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.