




WHITTON & LAING

Knowhow. It comes from experience.

Park House, Park Lane
Budleigh Salterton
EX9 6QT





Worth viewing because...

An impressive recently renovated six bedroom period property with parking and a walled garden, in this sought after coastal town.

In brief...

- An impressive, recently renovated 6 bedroom period property
- Drawing room, Dining room
- Open plan kitchen/breakfast room/family room
- Study, Utility room, Cloakroom
- Master bedroom with dressing room and en-suite bathroom
- Guest suite with en-suite bathroom
- 4 further bedrooms, one with en-suite bathroom
- Family bathroom, WC, Boiler room
- Lawned gardens, Ample parking
- Outbuildings
- Cellar
- Well
- EPC: D



In more detail....

Park House has been recently renovated to the most exacting of standards and provides a substantial family house, whilst retaining its original character features. It has views over the town towards the sea. The ground floor accommodation comprises of an entrance porch into the main hall, a bright drawing room with two bay windows, dining room, study, a family room with a step up to the kitchen/breakfast room, a utility room and downstairs WC. The kitchen has fitted wooden units with granite surfaces, an Aga, butler sink and integrated appliances. Bifold doors open out into the garden from the breakfast room. All of the rooms open out onto the paved terrace that wraps around the house.

On the first floor is the master bedroom with a dressing room and en-suite bathroom featuring a stand-alone bath, his and hers sinks and a separate shower. There is also a guest suite with en-suite bathroom and a further bedroom with en-suite shower. On the second floor are three further bedrooms, the spacious family bathroom and the boiler room. There is plenty of storage throughout the house.

OUTSIDE: A private drive with double gates leads to parking for several cars at the front and side of the property. A raised lawned garden with flower beds and a paved terrace wrap around the East and South side of the house. To the rear is a walled lawned garden and paved patio area, with a well and access to the cellar, which is accessed through bifold doors from the breakfast room. There are three storerooms in the garden opposite the house.



Bear in mind...

Park House is one of the town's most important historic buildings and former home of Vice Admiral George Preedy who laid the transatlantic cable in 1858. Over a century later it has been sympathetically restored to its former elegance and completely modernised for 21st Century living. It is set in a peaceful location just a short walk from the South West coastal path.

What the owners like...

"Park House has a genuine feel of grandeur and quality. The location is very convenient and it enjoys a peaceful setting."



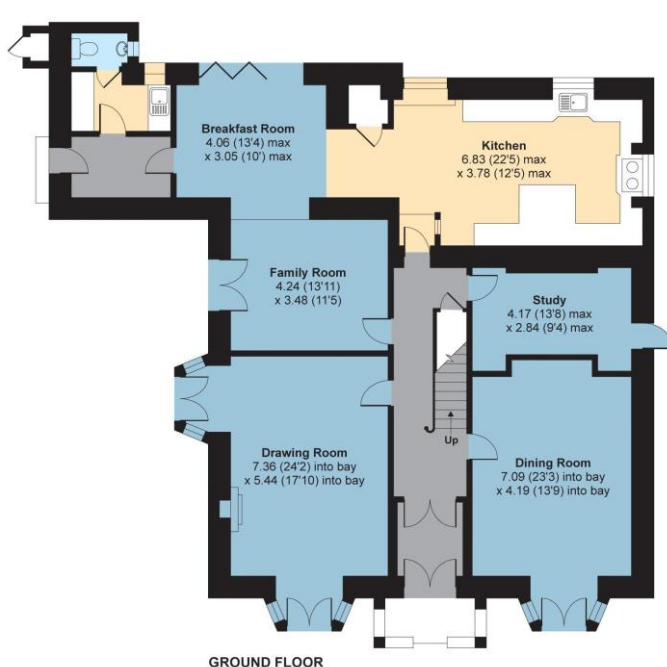
The location...

Budleigh Salterton provides an excellent range of amenities with varied shopping, restaurants, public houses, health centre and a pretty pebble beach. Sporting facilities include bowls, tennis and croquet with many clubs nearby and the renowned East Devon Golf Club. There are clubs and societies catering for a wide range of interests and the town hosts highly respected literacy and music festivals. Further amenities are available in the nearby coastal town's of Exmouth and Sidmouth. The M5 motorway (junction 30) is about 8 miles away with the Cathedral City of Exeter about 4 miles further on. From here there is a fast train service to London, Paddington and Exeter Airport provides flights to Europe and beyond.

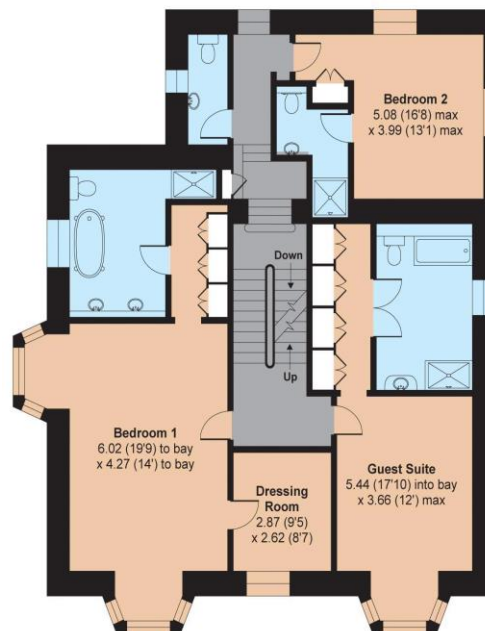
Directions: From the traffic lights at the top of Budleigh Salterton High Street proceed ahead into West Hill taking the second turning on your right into Little Knowle. After a short distance turn right into Park Lane and Park House will be found at the top of the slight hill.



Room sizes

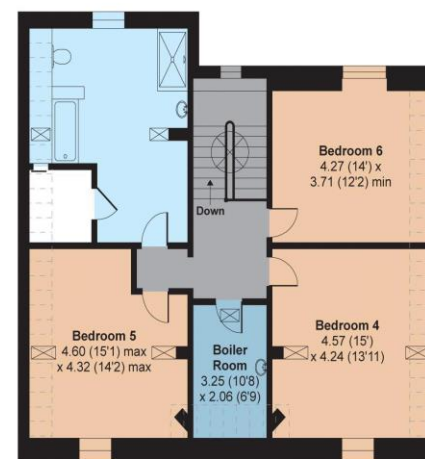


GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



SECOND FLOOR

- Drawing room:** 24' 2" x 17' 10" (7.36m x 5.44m)
 - Dining room:** 23' 3" x 13' 9" (7.09m x 4.19m)
 - Family room:** 13' 11" x 11' 5" (4.24m x 3.48m)
 - Study:** 13' 8" x 9' 4" (4.17m x 2.84m) max
 - Breakfast room:** 13' 4" x 10' 0" (4.06m x 3.05m) max
 - Kitchen:** 22' 5" x 12' 5" (6.83m x 3.78m) max
 - Bedroom 1:** 19' 9" x 14' 0" (6.02m x 4.27m)
 - Dressing room:** 9' 5" x 8' 7" (2.87m x 2.62m)
 - Guest suite:** 17' 10" x 12' 0" (5.44m x 3.66m)
 - Bedroom 2:** 16' 8" x 13' 1" (5.08m x 3.99m) max
 - Bedroom 4:** 15' 0" x 13' 11" (4.57m x 4.24m)
 - Bedroom 5:** 15' 1" x 14' 2" (4.60m x 4.32m) max
 - Bedroom 6:** 14' 0" x 12' 2" min (4.27m x 3.71m)
 - Boiler room:** 10' 8" x 6' 9" (3.25m x 2.05m)
- (Floorplans Gross internal area 393.2 sq Meters 4233 sq ft)**



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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

More details from...

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