

# CASTLE LANE EXMOUTH



PALMERS  
WHITTON & LAING

# 5 CASTLE COTTAGES, CASTLE LANE, EXMOOUTH, EX8 5BR

**A GRADE II, FOUR BEDROOM PERIOD AND CHARACTERFUL COTTAGE WITH WONDERFUL VIEWS SET ON THE EDGE OF EXMOOUTH SURROUNDED BY MILES OF PEACEFUL RURAL IDYLL AND WITHIN EASY STRIKING DISTANCE OF THE EAST DEVON COAST AND THE PICTURESQUE AND HIGHLY REGARDED VILLAGE OF BUDLEIGH SALTERTON.**

SITTING ROOM WITH WOOD BURNER, KITCHEN, FOUR BEDROOMS, SUPERB VIEWS FROM THREE BEDROOMS UPSTAIRS, BATH/SHOWER ROOM/UTILITY, PERIOD/CHARACTER FEATURES, LARGE LEVEL REAR GARDEN, LARGE SHED AND GREENHOUSE INCLUDED, GARAGE WITH LIGHT AND POWER, STUNNING LOCATION WITH COUNTRYSIDE/DISTANT ESTUARY VIEWS.

## **DESCRIPTION:**

This wonderful cottage is packed with charm and character and has been thoroughly enjoyed over the past 19 years by its current owners as a holiday retreat. As well as four bedrooms it enjoys a beautiful and secluded level rear garden, a garage and one off road parking space. Its location is truly spectacular with captivating views across the countryside to the Exe Estuary beyond. The current owners have updated the property with new electrics in April 2013. The property was re-thatched in 2000 and in March 2006 it had a new ridge. We have a letter from a master thatcher on file stating that the current thatch of water reeds should last approximately 15-20 years with the wheat reed butt ridge being replaced in 7-10 years time. A full list of other recent works to the property supplied by the vendor can be produced. In May 2011 these included studding and insulating bedroom 4. The vendor has also informed us that the exterior of the building will be painted before it is sold. All in all this is a superb opportunity to acquire an idyllic Devon coastal retreat and viewing is highly recommended.

## **LOCATION:**

The cottage is conveniently situated for amenities in Littleham Village about 1/2 mile away which includes a Primary School, Church and Public House. Shopping facilities and a Post Office are available at Littleham Cross about 1 mile away and the facilities at Sandy Bay are within a similar distance. It also sits within 2 miles of Exmouth seafront, with its two miles of golden, sandy beach and Exmouth town centre alike. For keen walkers there is access nearby to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' (as is the area that the cottage sits in) and offers further exceptional walks and a cycle path leading to Lympstone. The cycle path to Budleigh Salterton is also nearby. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth being a highly commutable coastal town, also within 20 minutes of the M5 motorway junction, and Exeter airport and offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

## **THE ACCOMMODATION WITH APPROXIMATE DIMENSIONS IS ARRANGED AS FOLLOWS:**

### **SITTING ROOM: 14' 9" x 12' 9 (4.49m x 3.88m)**

A characterful room full of period features such as the exposed ceiling timbers and having lovely views across the front garden to the countryside and estuary beyond via a cottage window and stable door with glazed panels to the top. A focal point to the room is provided by the wood burning stove set into a recess in the chimney breast on a slate style hearth with a wooden mantel above. We are informed by the vendor that the log burner is in good working order and that the chimney is fully lined and has been swept annually. There is a latched door to a very deep recessed 'L'-shaped cupboard, providing useful storage space. There is another latched door providing access to the stairs to the first floor landing. Four wall light points. Wall-mounted night storage heater. Wooden parquet flooring. BT point. Door

with glazed panels leads to:

### **KITCHEN: 10' 0" x 7' 0 (3.05m x 2.13m)**

The kitchen has a cottage style window overlooking the rear aspect and a door with single wired glazed panels leading out to the rear garden. The kitchen is fitted with a range of dark oak style wall and base units featuring a glazed wall unit with leaded light windows. There is a complementary worktop inset with one and half stainless steel sink and drainer. There is a base open corner display shelving unit and a set of three drawers. Integrated appliances include a four-ring electric hob and 'Hygena Deluxe' oven. There is space for a low-level fridge. Tile-effect vinyl cushion flooring. A cottage style door leads to:

### **INNER HALLWAY:**

Exposed ceiling and wall trusses. Doors lead to:

### **BATH/SHOWER/UTILITY ROOM: 12' 0" x 6' 0 (3.65m x 1.83m)**

The bathroom comprises; light coloured suite with pedestal wash hand basin, close-coupled wc and panelled bath with 'Gainsborough Energy 2000' shower over and having glass shower screen. There is an obscure glazed window to the rear aspect. Stainless steel heated towel rail. Obscure high-level window onto the inner hallway. To one end there is worktop with space for washing machine beneath, with a double wall cupboard above and cloak hanging space behind the door.

### **BEDROOM 4/SITTING ROOM: 21' 2" x 8' 4 (6.45m x 2.54m)**

This room was a later extension. It is single skinned and has been damp proofed and insulated. This is a lovely room with views across the front garden and with access out to the patio. This room is currently used as a bedroom but could be utilised as another space, perhaps for hobbies or a family room or study. There are two windows to the side aspect. Cottage style window to the front aspect and a door with glazed panels overlooking the front garden. Wall-mounted night storage heater. BT point.

### **FIRST FLOOR LANDING:**

Stairs rise from the sitting room with a turning staircase, past a cottage style window with deep sill onto the kitchen. Character is provided by exposed roof timbers and vertical and one horizontal wall timber. Wooden stair rail. Wall-mounted smoke alarm.

### **MASTER BEDROOM: 15' 3" x 10' 3 (4.64m x 3.12m) narrowing to 7'4 (2.23m)**

This is a lovely dual aspect room with a small cottage window to the side and a cottage window to the front with stunning views across the front garden and fields to Littleham Church and the Exe Estuary beyond. There are exposed timber beams and roof trusses. One ceiling-mounted spotlight and one wall-mounted spotlight. White ceramic basin inset into a vanity unit with cupboards and drawer below, wall-mounted mirror above. Deep recessed cupboard with slatted shelving for linen storage and housing hot water tank.

**BEDROOM 2: 9' 0" x 5' 7 (2.74m x 1.70m)**

Cottage style window with secondary double glazing enjoying a beautiful outlook across the front garden and across the fields. Wall-mounted electric storage heater. Latch door.

**BEDROOM 3: 8' 9" x 6' 0 (2.66m x 1.83m)**

Cottage style window with views across the front aspect and across the fields to the estuary. Two exposed ceiling timbers and an exposed horizontal wall timber and two vertical timbers. There is a fitted single wardrobe with hanging space and storage shelf. Latch door.

**OUTSIDE:**

To the front of the property there is a hedged paved patio area. To the rear there is a concreted area with turning steps leading to a large level rear garden, which is mainly laid to lawn with a patio area bordered by a low-level wall. The bedding on either side is packed with mature shrubs and specimen trees and perennial planting too. Greenhouse (8' x 8') to one side and to the rear there is a very large wooden shed measuring 17' x 10'. Some steps and a wooden gate lead out to the side road, where a garage is located underneath the shed. The garden is bordered by mature hedging and shrubs. To the front and rear of the property there is a right of access across for the owners of Castle Cottages.

**AGENT'S NOTE:**

We are informed by the vendor that the property has a septic tank which was replaced about 8 years ago and it services the 5 cottages in this row. This is emptied annually at a cost of about £40/year for each of the 5 homes. The tank has its own electric meter which is situated in the Store/Utility room of 1 Castle Cottages. The bill is divided between the 5 cottages and this too is approximately £40 per annum. The gardens at the front of the cottages are communal and the cost per cottage currently is £8 when the grass is cut.

**GARAGE: 17' 0" x 10' 0 (5.18m x 3.05m)**

The garage is constructed of breeze blocks. It has a roller door and light and power is provided.

**DIRECTIONS:**

Travelling out of Exmouth along Salterton Road turn right at the traffic lights at Littleham Cross into Littleham Road. In a little over 1/2 mile bear left by the Church into Castle Lane. After about 1/4 mile you will see the row of thatched cottages on your right hand side. The gable end of number 5 is nearest to the road. Just after the cottages you will see a garage door on your right hand side (this belongs to number 5). Park close to the garage and enter the side gate leading to the rear kitchen door.

Tenure: Freehold

Council Tax Band: D  
Property reference: DPX00298  
(EPC – N/A)

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# PRICE: £250,000



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