

Grey Garth,
Budleigh Salterton, Devon



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An exceptional Arts and Crafts residence, occupying a truly enviable position in the heart of Budleigh Salterton with panoramic sea and countryside views

Grey Garth offers a rare combination of architectural distinction, exceptional views, beautifully established gardens, privacy and convenient access to the very best of Budleigh Salterton, with the beach and High Street both just a short distance away.

Designed by A. Leighton, a pupil of Sir Edwin Lutyens, Grey Garth is also recognised in Sir Nikolaus Pevsner's celebrated Buildings of England architectural survey. The house displays a wealth of elegant Arts and Crafts influences, with generous accommodation complemented by an array of fine period details. Bath stone architectural features are particularly striking, including distinctive Greek pillars and entablature, together with mullioned windows throughout. Despite its architectural significance, considerable age and abundance of original features, Grey Garth is not a listed property. The house has been beautifully maintained and is presented in excellent order, with a sympathetic blend of character and modern comfort.

A welcoming reception hall leads through to two generous reception rooms. The sitting room enjoys a dual aspect and features a bay window welcoming plenty of natural light while the dining room also benefits from a bay window and an abundance of daylight. A bright sunroom offers additional space to relax. The kitchen is fitted with bespoke cabinetry complemented by solid wood worktops, integrated appliances, and an Aga, with space for a small breakfast table. A pantry and utility room provide further useful storage and space for appliances. The ground floor accommodation is completed by a cloakroom. The first and second floors offer five generous bedrooms, including the principal suite, which benefits from an en-suite bathroom with a roll-top bath and separate shower, together with an adjoining dressing room. A further bedroom also enjoys en suite facilities while a family bathroom and separate cloakroom serve the remaining bedrooms.

The sun balcony is a particular highlight of the property, creating an exceptional outdoor entertaining space from which to appreciate the spectacular elevated views. The gardens are equally impressive. To the front and side, a series of landscaped terraces leads through mature and attractively planted borders to a level lawn, from which the views extend across Budleigh Salterton and towards the sea. The garden's southerly orientation, together with its sheltered position, creates a particularly private and peaceful environment. A charming walled kitchen garden lies to the opposite side of the house, featuring established raised beds, productive fruit trees, a greenhouse and a useful outbuilding providing additional storage. Completing the outside accommodation is a detached garage together with generous private parking, a particularly valuable and unusual feature for a property situated so centrally.

**2,667 sq ft (248 sq m) | Freehold | Three reception rooms
Principal bedroom with en suite and dressing room
Four further bedrooms, one en suite | Family bathroom | Sun balcony
Landscaped terraced gardens | Walled garden | Detached garage
Private parking | Exceptional sea and countryside views**

Guide price £1,950,000

Location

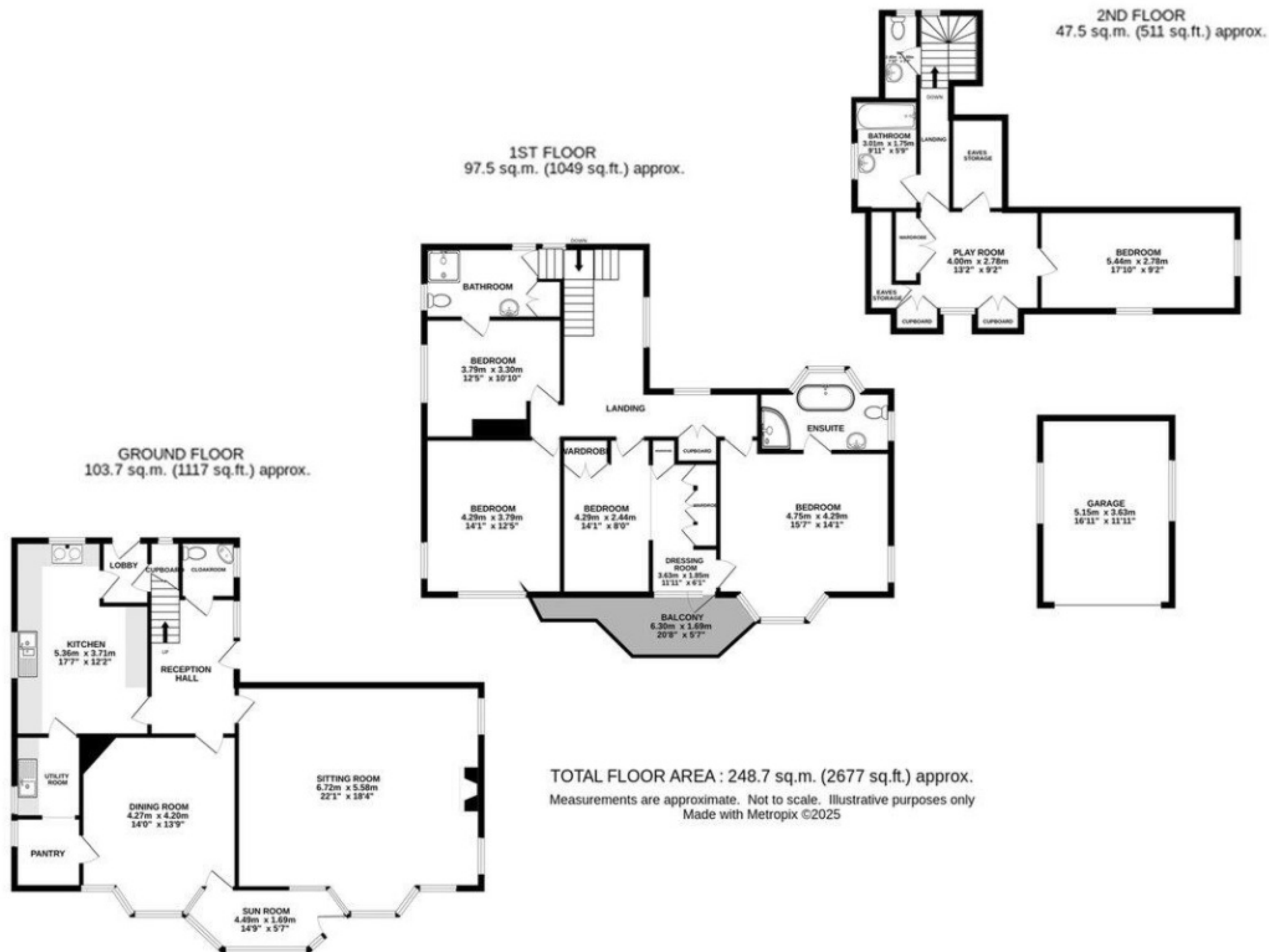
The property lies in a sought-after position in the heart of the popular seaside town of Budleigh Salterton. This charming regency seaside town offers a wealth of amenities, from independent shops on the high street to its flowing brook and well-known pubs and eateries. The town has a thriving community and enjoys well-regarded literary and music festivals throughout the year. Budleigh Salterton is in the East Devon Area of Outstanding Natural Beauty, with its unspoilt landscapes and wide range of leisure activities, including walking, cycling, sailing, horse riding and kite surfing, as well as golf at East Devon Golf Club. The property also has easy access to the South West Coastal Path. There are a number of good schools to choose from in the area, with the nearest state secondary school found in Exmouth. Independent schooling is available at St Peter's Preparatory School and St John's School. The cathedral city of Exeter, approximately 13 miles to the west, offers a wide choice of cultural activities with theatres, the RAMM museum, an arts centre and a wealth of good restaurants and shopping. There are several good primary and secondary schools, both state and independent, and Exeter University is recognised as one of the leading universities in the country. The area has excellent transport links, with the A30 and M5 linking to the region's cities and larger towns, while Exeter's mainline stations provide regular services towards London.

Postcode region: EX9

General

Local Authority: East Devon Council
Services: Mains electricity, gas and water. Private drainage which we understand may not comply with current regulations. Further information is being sought.
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>





Strutt & Parker Exeter

24 Southernhay West, Exeter, EX1 1PR

01392 215631 | exeter@struttandparker.com

 @struttandparker [struttandparker.com](https://www.struttandparker.com)

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