



Claypitts, Ladram Road, Otterton, Devon

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Claypitts, Ladram Road, Otterton, Budleigh Salterton, Devon EX9 7HT

A well-presented bungalow with a covered swimming pool, outbuildings and superb development opportunity, set in approximately 2.31 acres in a sought-after coastal village in the East Devon National Landscape

Budleigh Salterton 3.1 miles, Sidmouth 3.8 miles, Exeter 12.7 miles, Exmouth station 7.6 miles (London Paddington 3 hours 4 minutes), M5 motorway (Jct. 30) 9.3 miles, Exeter Airport 10.6 miles

Entrance hall | Sitting room | Kitchen/dining room | Utility room | Activity room | Boot room | Principal bedroom with en suite wet room | Three further bedrooms | Wet room | Shower room | Gardens | Double garage | Swimming pool | Pool house | Outbuilding with barn, work room, stable and three stores | Paddocks | Approx 2.31 acres | EPC rating E

The property

Claypitts is a double-fronted property offering almost 2,300 sq. ft. of spacious and light-filled accommodation. Configured to provide fully adapted accommodation for people with disabilities, the property is arranged over a single accessible level and provides ideal family and entertaining space. Claypitts lies in an elevated position in a sought-after East Devon village with far reaching countryside views. The property benefits from approximately 2.31 acres with attractive gardens and adjoining paddocks as well as several outbuildings. Claypitts offers an excellent development potential subject to obtaining the necessary consents.

The accommodation flows from a welcoming entrance hall that leads to a spacious sitting room with a feature fireplace and a dual aspect allowing for a wealth of natural light. Patio doors open out onto the front decked terrace. From the sitting room there is access to a good-sized activity room that could provide additional reception space with patio doors to the rear terrace. The L-shaped kitchen/dining room has a range of wall and base units, solid wood countertops, modern integrated appliances and

space for a large family dining table. A door from the kitchen leads out onto the paved rear terrace. An adjoining fitted utility room provides further generous space for household storage and appliances. The property provides four well-presented bedrooms including the principal bedroom which has built-in storage and an en suite wet room with a bath. The accommodation is completed by a further wet room, shower room and boot room.

Outside

The property is approached via a sweeping tarmac driveway providing ample parking space and giving access to the detached double garage. The well-maintained front garden is laid mainly to lawn bordered by mature planting and a variety of specimen trees providing a high degree of privacy. The landscaped rear garden features a large paved terrace providing ideal space for al fresco dining and entertaining. There is an adjacent pool house with a covered 50ft heated swimming pool with views over the grounds. The property also benefits from 2.31 acres of stock-fenced paddocks which provide ideal space for grazing livestock or for equestrian use. Also within the grounds is a substantial outbuilding with barn with kitchenette, work room, stable and three stores.

Location

Set in the beautiful Otter Valley within the East Devon Area of Outstanding Natural Beauty, the picturesque village of Otterton has a traditional working mill with shop and restaurant, a church, village shop, village hall, public house and popular primary school. Nearby Budleigh Salterton has a wider selection of interesting shops, boutiques, restaurants, a GP surgery and numerous clubs and societies, while the Regency seaside town of Sidmouth offers an excellent range of amenities including independent and high street shops, a cinema, banks, theatre, library, indoor swimming pool and modern health centre. Buses run from Otterton to Sidmouth, Budleigh Salterton and Exmouth, and the nearby A376 provides good access to the cathedral city of Exeter, the Jurassic coast and major traffic routes including the M5 and motorway network. Nearby Exmouth station links to Exeter St. Davids and from there to central London. The area offers a range of state schooling together with a good selection of independent schools including St. John's, St. Peter's and Exeter School.













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Total Area - 0.94 ha / 2.31 ac

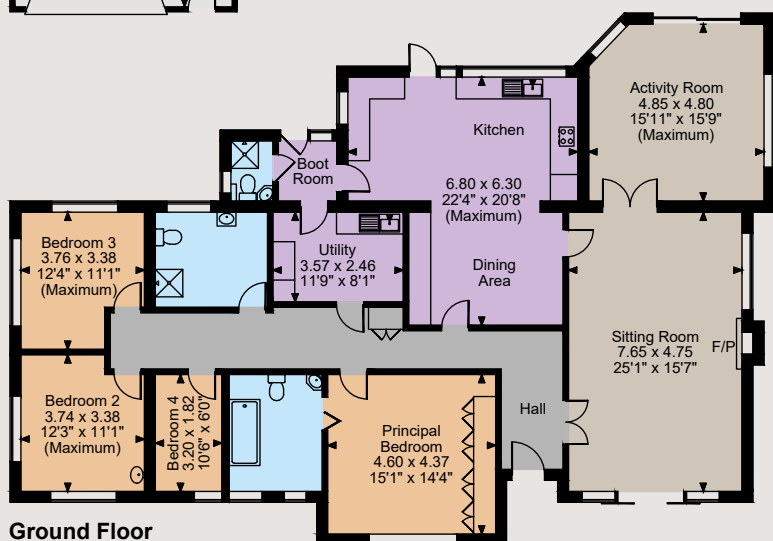
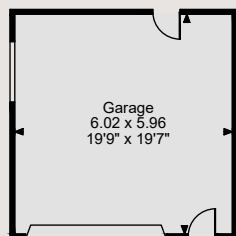
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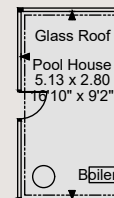
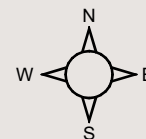
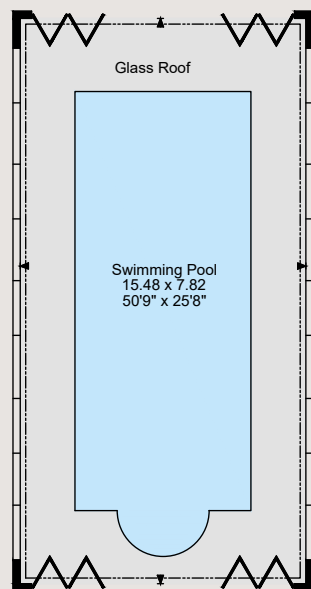
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Floorplans
House internal area 2,259 sq ft (210 sq m)
Outbuildings internal area 2,779 sq ft (258 sq m)
Garage internal area 386 sq ft (36 sq m)
For identification purposes only.



Ground Floor



Directions

What3words: fight.teachers.revamping

General

Local Authority: East Devon District Council

Services: Mains electricity, water and drainage.

Oil-fired central heating. Oil storage tanks.

Council Tax: Band G

Wayleaves and Easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £1,000,000

Nb: The property is being sold subject to an overage agreement-please contact the office for further information.

There are restrictive covenants that may affect the use of this property. Additional information is available from the Vendor's agent.

Exeter

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