



£1,150,000
Amisfield, 7 Boucher Way, Budleigh Salterton, Devon, EX9 6HQ





A substantial extended detached period family home offering spacious, well-presented accommodation amidst a large south facing garden and driveway of approximately 0.4 of an acre with views across Otter Head and out to sea.

- Lovely family home with over 2400 sqft of accommodation over three storeys
- Three fantastic reception rooms, one with open fire
- Good size kitchen/breakfast room
- 5 bedrooms and 3 bathrooms
- Number of fine period features
- Gas central heating & UPVC double glazing
- Convenient access into the town centre and sea front
- Large private gardens
- Council Tax Band: G
- EPC: D

Worth viewing because...

The property sits approximately in the middle of a good size plot measuring just over 0.4 acres. To the front, wooden gates open to a gravelled driveway providing parking for several vehicles. Private and well screened, there is a large area of lawn adjacent to the driveway and to the rear a further area of lawn with a Southerly aspect, a timber summer house, green house and attractive veranda providing a covered seating area.

In more detail...

Boucher Way is a popular, quiet, residential address a short walk into the town centre and to the sea front. Believed to have been constructed in the 1930's the property has been improved and extended by the current owners to create a beautiful family home offering over 2400 sqft of living accommodation. On the ground floor, the house benefits from 3 lovely reception rooms, all overlooking the rear garden. There is a dining room with a bay-window and access door, a sitting room with a triple aspect and a minster style, open fireplace and a lovely, vaulted family room that has been added by the current owners with exposed wooden beams, a gas feature fire and again with a triple aspect and French doors to the garden. At the other end of the house is an open plan kitchen/breakfast room fitted with a range of base and wall units with a granite worktop and a large Range for cooking.

Doors lead out to the garden where there is a covered terrace with another door leading into a useful utility room. On the first floor are 4 lovely bedrooms, the original master bedroom overlooking the garden with an en-suite, two other bedrooms with the same aspect and a small one on the front of the house. There is a family bathroom, a separate W.C and a study where another staircase rises to the second floor. Converted from the original loft space is a fantastic top floor bedroom enjoying beautiful views across to Otter Head and out to sea with an en-suite shower room and dressing room.

Location...

Budleigh Salterton is a wonderful coastal resort on the World Heritage Jurassic coastline in the East Devon Area of Outstanding Natural Beauty (AONB). The beautiful two mile beach, framed by the picturesque sandstone cliffs, is renowned for its pebbles and wonderful vistas, and is considered one of the most desirable coastal locations in the UK. There are a wealth of facilities befitting a town of its importance including shops, pubs, restaurants, theatre, croquet, bowls, tennis, shooting, and cricket clubs plus East Devon Golf Club. About 10.5 miles away is junction 30 of the M5 motorway whilst beyond is the cathedral and university city of Exeter with its wealth of facilities (13 miles).

Directions: What3words [///beanbag.brains.indicate](https://www.what3words.com/beanbag.brains.indicate)

Room sizes

Ground Floor

Kitchen/Breakfast Room: 19' 11" (6.07m) x 18' 11" (5.77m)

Utility: 9' 1" (2.77m) x 6' (1.83m)

Dining Room: 12' 6" (3.81m) x 11' (3.35m)

Sitting Room: 18' 11" (5.77m) x 13' 2" (4.01m)

Family Room: 15' 11" (4.85m) x 14' 1" (4.29m)

First Floor

Bedroom 2: 19' 11" (6.07m) x 12' 6" (3.81m)

Bedroom 3: 13' 2" (4.01m) x 12' 6" (3.81m)

Bedroom 4: 12' 5" (3.78m) x 11' 9" (3.58m)

Bedroom 5: 8' 8" (2.64m) x 8' 1" (2.46m)

Study: 9' 10" (3.00m) x 8' 11" (2.72m)

Second Floor

Bedroom 1: 18' 11" (5.77m) x 13' 3" (4.04m)



Services...

Current Council Tax: G

Utilities: Mains electric, water, gas and drainage.
 Heating: Gas central heating from a combi boiler.

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

Tenure: Freehold.

Approximate Area = 2412 sq ft / 224 sq m
 Limited Use Area(s) = 161 sq ft / 14.9 sq m
 Total = 2573 sq ft / 238.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

