



Red Chimneys
Shepherds Lane | Colaton Raleigh | Sidmouth | Devon | EX10 0LP

FINE & COUNTRY

RED CHIMNEYS



Red Chimneys is a delightful period style detached property with countryside views set within 2.39 acres of beautiful grounds in an Area of Outstanding Natural Beauty.



KEY FEATURES

From the moment that you turn into the driveway you have the impression that you are entering into somewhere very special. Continue through the brick pillared wrought iron gates and the formal garden opens before you and you first see the chocolate box house that takes pride of place.

Built in the 1950's Red Chimneys has been extensively modernised by the current owners and it is now serviced by a zonal controlled oil-fired central heating system as well as separately controlled reverse cycle heating/air-conditioning in the kitchen, lounge, main and second bedrooms. There is also underfloor heating in the kitchen/dining room and two bathrooms, including double glazed windows throughout and fully renovated kitchen and bathrooms. The house is constructed of rendered elevations under a thatched roof, which was last ridged in 2015.

The accommodation is beautifully presented and has a very attractive kitchen/dining room, designed by Ashgrove Kitchens, with bespoke units, an electric AGA within the central island, a large pantry and separate laundry area.

There is a spacious sitting room with windows and doors overlooking the gardens, a further dining room also with French doors opening onto the sun terrace. A study and ground floor W.C complete the ground floor accommodation.

The first floor bedrooms are well proportioned with two spacious en-suite double bedrooms at opposite ends of the landing and two further bedrooms, a shower room and separate W.C.





SELLER INSIGHT

“ Red Chimneys is a spacious and superb property set in stunningly beautiful gardens. The present owners describe their first viewing, and how they came to the end of the picturesque driveway, drove through the iron gateway, and had their first glimpse of the house. They were immediately entranced by its chocolate box charm and its tranquil setting. They had never seen anything like it, and during the five years they have lived in Red Chimneys, every time they return home, they continue to be captivated by this very special property.

The owners explain that the house was built in the nineteen fifties, and they have modernised it throughout. They upgraded the heating, installed underfloor heating in the refurbished bathrooms. There is now independent heating and air conditioning in some rooms and they created a new staircase. The house has a luxury of space and great comfort and is a home where you can totally unwind or entertain formally in very stylish surroundings.

The large kitchen diner is flooded with natural light that pours in through three aspects and is well equipped for the keen cook. The garden makes a superb backdrop, and you can settle to watch the very busy bird and wildlife: and 'Phil,' the pheasant, appears for food each day. There is a choice of two further reception rooms and the patio is the perfect al fresco dining room, with spectacular garden views.

The garden is perhaps the jewel in the crown of this fantastic home. Its two acres are divided into a formal garden, with constant colour and interest, particularly the Japanese area, where you can sit and let the serenity encompass you. Walk across the lawns through a hole in the hedge and in total contrast you find yourself in a wild flower meadow, with a copse of trees, and views across the surrounding countryside; an Area of Outstanding Natural Beauty. There are many places to sit and savour your own private oasis, including the garden annexe where the wall of windows creates an ideal setting for an office or studio, where it would be a pleasure to spend time.

The house sits on the edge of friendly Colaton Raleigh village, with its shop pub and village hall. It is within easy reach of Budleigh Salterton, Sidmouth and Exeter is half an hour's drive away. You have the best of town and country living. The owners are going to miss Red Chimneys and say it has been a gorgeous home but they take away very many happy memories.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





























There are two distinct gardens, the top garden which has a formal layout and the bottom landscaped garden each of approximately one acre in size. Both the house and gardens have an innate air of tranquillity, a warmth that is both pleasant and relaxing.

The formal gardens are well established, south facing and mainly large areas of level lawn, interspersed with a great variety of trees and well-established borders. Nestled within the formal gardens is a secluded area, known as the Japanese garden with specimen trees and a seating area, offering peace and tranquility. At the front of the house is a paved sun terrace with a garden pond. There is also a second terrace to the east with a jacuzzi and summer house used as a gym. There are many areas in the grounds to enjoy the beautiful views and outlook over the surrounding countryside.

Wooden gates and a further driveway provide access to an area of natural wildflower and copse with a meandering gravel pathway and several fruit trees. A further fenced area incorporates a productive kitchen garden with vegetable beds and a large insulated workshop together with a greenhouse with a mature grape vine. There is also a composting area and three further timber sheds.

Within the grounds, there is a converted detached office, with a large reception space and bi-folding doors opening into the gardens. There is a separate study area, a WC and loft storage. The building lends itself to a number of uses, such as a studio, hobby room or ancillary accommodation, subject to the necessary planning consents.





INFORMATION

Location

Red Chimneys is an ideal family home located within easy reach of the Cathedral City of Exeter, which has a wide range of schools, shopping, and leisure activities, with excellent commuting links to the M5 motorway, direct rail connection to London Paddington and the Exeter International Airport is only a 20 minute drive away.

This characterful home is placed within an Area of Outstanding Natural Beauty, between the popular towns of Sidmouth and Budleigh Salterton. The spectacular Jurassic Coastline, a world heritage site, is just a short drive away. The property is situated at the end of a long driveway, part of which is shared with one other neighbour, and set in immaculate landscaped gardens enjoying far-reaching views over the beautiful and unspoilt East Devon countryside.

The property offers seclusion and privacy with much of the adjoining countryside being owned by Clinton Devon Estate which is organically managed.

Services

The property is serviced by mains water and electricity. Private drainage. LPG gas. Oil fired central heating.

Council Tax Band G

East Devon District Council

Red Chimneys, Shepherds Lane, Sidmouth, Devon

Approximate Gross Internal Area

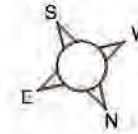
Main House = 2694 Sq Ft/250 Sq M

Studio = 510 Sq Ft/47 Sq M

Summer House = 125 Sq Ft/12 Sq M

Workshop & Greenhouse = 711 Sq Ft/66 Sq M

Quoted Area Excludes 'External W.C.'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	71 C
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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