



Warren House, Sidmouth, Devon





A handsome country house and an opportune project, set in extensive grounds.

Summary of accommodation

Ground Floor: Reception hall | Sitting room | Living room | Kitchen/dining room | Lobby | Cloakroom

First Floor: Four bedrooms | Bathroom

Outside: Gardens and grounds

In all about 4.30 acres

Distances

Sidmouth (Waitrose) 3 miles, Sidmouth Beach 4.5 miles, Budleigh Salterton Beach 5 miles

Exeter Airport 6.8 miles (London City Airport 1 hour) Junction 30 M5 7.5 miles,

Exeter City Centre & Exeter St. David's station 11 miles (Waterloo 2 hours 3 minutes/Bristol 57 minutes)

(All distances and times are approximate)



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Location

Warren House is set in a desirable position on the edge of picturesque Newton Popplefield and nestled in the East Devon Area of Outstanding Natural Beauty. The village offers a range of amenities including a convenience store with post office, a public house, a hair salon, primary school and historic church. A regular bus service provides good connections into Sidmouth, Budleigh Salterton, Exmouth and Exeter.

The charming Regency coastal town of Sidmouth is renowned for its annual folk and jazz festivals and is within easy reach for an interesting selection of shops (including a Waitrose store), eateries, cinema, theatre, and splendid walks along the seashore esplanade. The Cathedral City of Exeter is easily accessible with its extensive range of retail, commercial, cultural and recreational facilities, making it a popular destination.

Excellent transport links are available with Exeter offering four mainline train stations with regular services to Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, for travel further afield.



Well-regarded schooling in the vicinity includes Exeter College, Colyton Grammar, the independent Exeter School and The Maynard School. The school bus for Colyton Grammar drives past Warren House. The world-renowned University of Exeter is just 11 miles distant.

The property

With a classic, heritage frontage, white rendered elevations, distinctive gables and bay window projections, Warren House is an appealing semi-rural family home. A programme of enhancement and interior renovation would see the realisation of a fine country home showcasing a bespoke living environment of accordingly appropriate grandeur with the requisite 21st century styling.

On the ground floor, the porch opens into a reception hall, where characteristic Minton tiling presents an encouraging start to the internal tour of this otherwise blank canvass. Reception areas currently comprise a well-proportioned sitting room, with fireplace and French doors providing a connection to the outside setting, and an adjacent dining room with garden outlook. The kitchen/dining room extends into the bay window alcove, with an antique stove set within the chimney breast recess, and a rear lobby and cloakroom complete the existing lower level layout.





A central staircase rises to a roomy first floor landing which gives access to four equally-proportioned bedrooms and a family bathroom.

Garden and grounds

A low-level stone wall, backed by copper beech hedging, fronts the roadway, with vehicular access to the property along a length of driveway. Garden at the frontage is laid to lawn bordered by mature shrubs and trees, with open routes to either side of the house to reach the extensive rear garden.

The grounds at Warren House offer endless potential to create a stunning outdoor environment, with the option to retain much of the mature plant and perennial specimens. The immediate al fresco setting offers an area of grass interspersed with trees and shrubbery, with a pathway flanked by flowering and fragrant borders. A line of majestic conifer trees marks the division point to the expanse of naturalistic grounds, dotted with trees, offering an adventure playground for children's exploration, and a magnet for wildlife. Views beyond the grounds take in the glorious Devon terrain providing a wonderful sense of a borrowed landscape.



Directions

Postcode: EX10 0BE

What3words: ///leathers.stocked.harnessed

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band E

EPC Rating: E

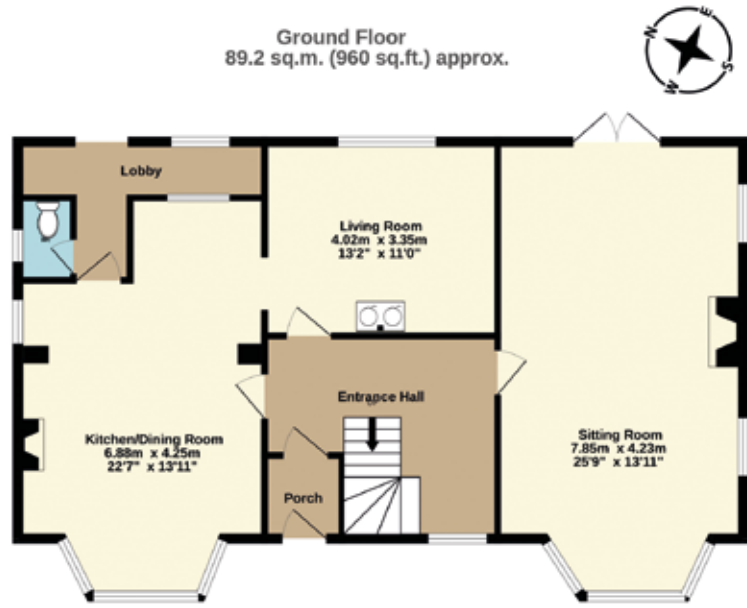
Guide Price: £875,000



Approximate Gross Internal Floor Area
169.0 sq m (1819 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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