

# Silver Howe

Sidmouth, Devon





## An elegant, spacious and beautifully presented family house with landscaped gardens, in the popular seaside town of Sidmouth.

Sidmouth town centre 0.5 mile, Jacobs Ladder beach 0.5 mile, Honiton mainline station 9.7 miles (3 hours to London Waterloo)

Exeter Airport 10.1 miles, M5 (Jct 30) 10.6 miles, Exeter city centre 13.7 miles

(All distances and times are approximate)



### Summary of accommodation

**Ground Floor:** Reception hall | Cloakroom | Drawing room | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility room

**First Floor:** Galleried landing | Principal bedroom/dressing room/bathroom suite  
Guest bedroom/bathroom suite | Three further bedrooms | Shower room

**Outside:** Garage | Large landscaped gardens

## Situation

Sidmouth is a popular East Devon seaside town situated within the rolling hills of the Sid Valley, with its stunning red sandstone cliffs and lovely beaches, on the 'Jurassic Coast' World Heritage Site.

Known for its elegant Regency architecture as well as its 'Strawberry Hill Gothic' houses and 'cottages ornés', it benefits from an excellent selection of shops, quaint cafés, award winning restaurants and cosy pubs. There is the Regency Esplanade, public gardens and Millenium Walkway running the length of the beach. There are two beaches, being Sidmouth Beach and Jacob's Ladder Beach.

A large part of the town has been designated a Conservation Area and, with its unique microclimate, the town enjoys the renowned annual folk festival as well as a literary festival, a golf club and walks along the South West Coast Path to such lovely nearby seaside villages and towns as Branscombe and Beer.

Schools include Sidmouth College and private education with St John's School. The university and cathedral city of Exeter is about 14 miles away, having further private education with Exeter School and The Maynard School and here is access on to the M5 motorway, mainline connections to London (Paddington and Waterloo ) and an airport. At Honiton, about 10 miles away, there is also a mainline station with connections to London (Waterloo).



## The property

Silver Howe is an elegant, beautifully presented, and spacious period house, situated in a quiet residential area, yet within walking distance of both the town centre and the seafront. The accommodation is spread over two floors and consists of well-proportioned, high-ceilinged rooms typical of the architectural period, retaining many original features such as attractive fireplaces and decorative cornicing, but immaculately presented with high-quality contemporary fixtures and fittings.

From the entrance porch, double doors open to the reception hall with a cloakroom, from which doors open to all the beautifully proportioned reception rooms, namely the drawing and dining rooms with bay windows, as well as the sitting room and study. A further door leads to the large, fully fitted kitchen/breakfast room with a larder and access to the utility room.



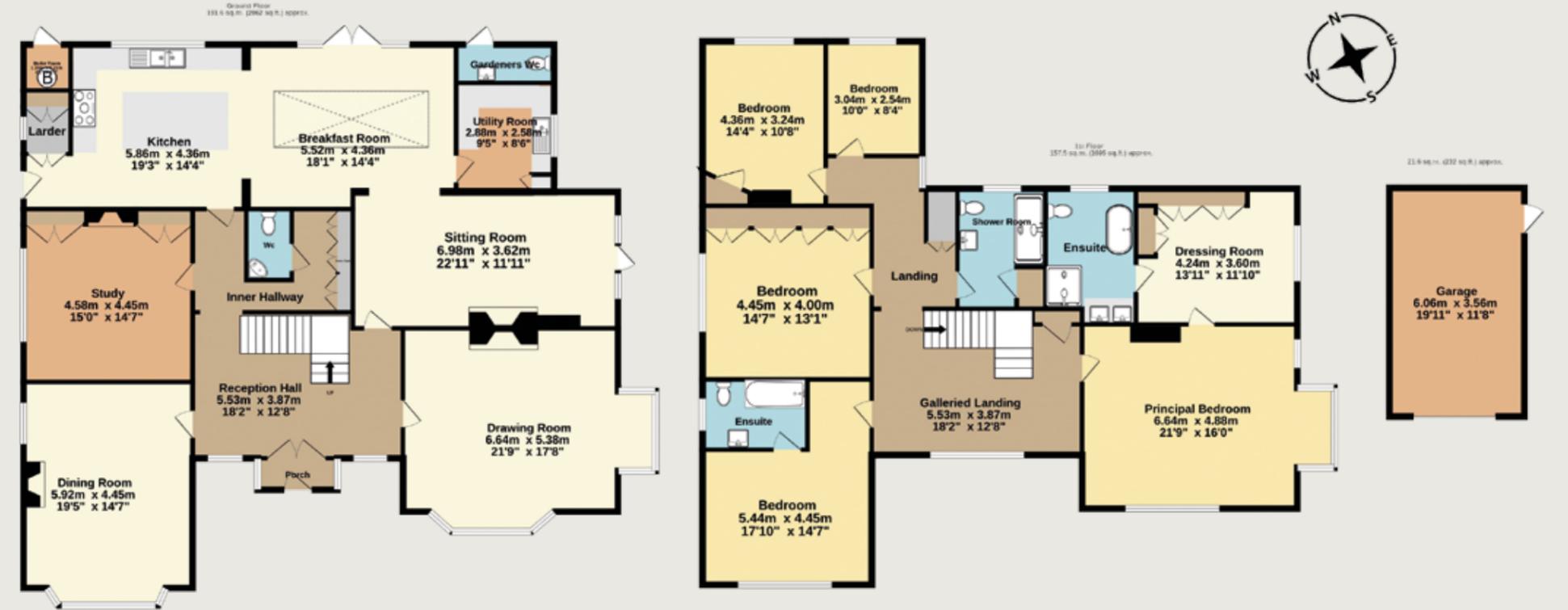


From the reception hall, the turned staircase rises to the galleried landing with doors leading to the principal and guest suites, as well as three further bedrooms and a shower room. The principal suite boasts impressive proportions and views of the garden, while the guest suite is equally well-appointed.





Approximate Gross Internal Floor Area  
370.6 sq.m. (3989 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.

## Gardens and Grounds

There is a garage, and around the house, are large, well-stocked, and meticulously maintained landscaped gardens, including a stone-paved terrace providing a delightful outdoor sitting and dining area. The grounds offer an ideal space for relaxation and entertaining, creating a truly special home in an enviable location.



## Property Information

### Services

Mains water, gas and electricity.

### Tenure

Freehold

### Local Authority

East Devon District Council

01404 515616

### Council Tax

Band G

### EPC Rating

D

### Directions

What3words: blur.slice.moons

### Viewing

Viewing by prior appointment only with Knight Frank.

Offers in the region of £2,000,000



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