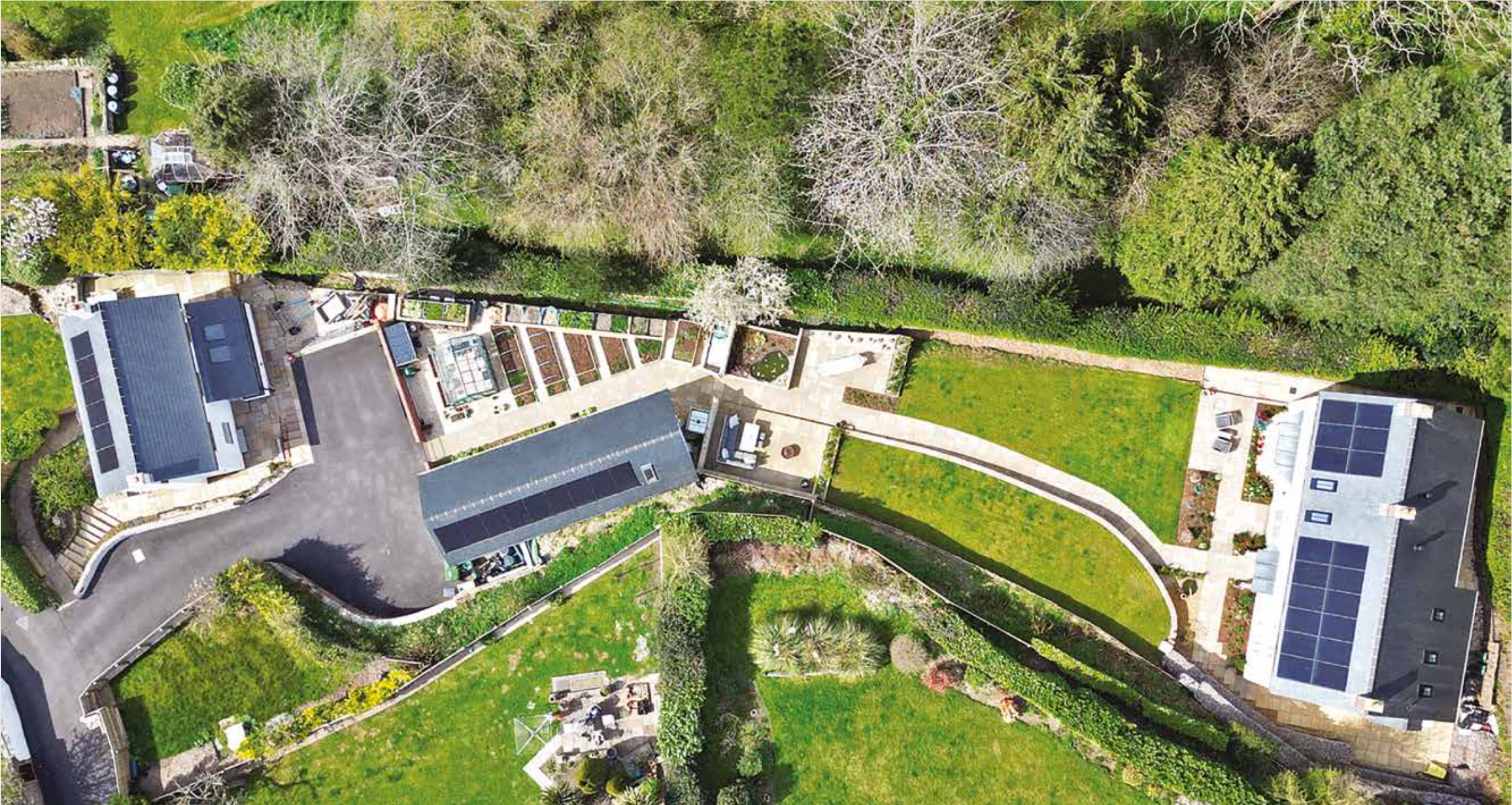


# Questant House

Sidmouth, Devon







# A beautifully appointed detached house with an annexe and a stunning landscaped garden, in a sought-after Sidmouth setting.

Sidmouth town centre 0.8 miles, Honiton mainline station 9.1 miles (3 hours to London Waterloo)  
Exeter Airport 11.6 miles (1 hour to London City Airport), M5 (Jct 30) 12.1 miles, Exeter city centre 15.2 miles  
(All distances and times are approximate)

---

		
4	3	2

---

## Summary of accommodation

**Ground Floor:** Sitting room | Kitchen/dining/sitting room | Utility | Cloakroom

**First Floor:** Principal bedroom with dressing room and en suite bathroom | Three further bedrooms, two en suite

**Secondary Accommodation:** Annexe with sitting room, kitchen/dining room, one bedroom & shower room | Office with cloakroom

**Outside:** Garage | Gardens



# Location

The property is in a sought-after position, just a mile from the centre of sought-after Sidmouth and moments from beautiful rolling East Devon countryside.

Sidmouth is a beautiful seaside town, steeped in history, nestled in the hills of Sid Valley and benefits from a wealth of amenities such as the high street shops and various restaurants with a large part forming the Jurassic Coast World Heritage Site. The region is considered an Area of Outstanding Natural Beauty.

Leisure activities on offer include walks along the popular Regency esplanade, the 250-million-year-old Jurassic Coast, cycling and various leisure centres. Its position on the English Channel offers sailing opportunities and other water sports, idea for the summer months.

Sidmouth is well connected and lies only 10 miles from Exmouth and 14 miles east of Exeter, which provides direct rail connections to London via its four mainline train stations and convenient road links. There are also regular bus services to the surrounding area.

The region boasts plenty of excellent educational facilities within 5 miles of the property such as Sidmouth College and the independent St. John's School.

# Questant House

Questant House is an impressive new build detached family home with a separate detached renovated annex building. Located in highly sought-after position just a mile from the sea front. The property offers four double bedrooms, a one bedroomed annexe and a host of eco features, resulting in one of the highest available energy efficiency ratings.

The property features attractive white rendered elevations outside, while inside there are two main ground-floor reception rooms, including the dual aspect sitting room with its high-performance sash windows, elegant cornicing and fireplace. The heart of the home is the spacious open-plan kitchen, dining area and sitting room, which occupies most of the ground floor living space and features a south facing bay window welcoming plenty of sunlight, as well as tiled flooring and space for both a seating area and a family dining table. The kitchen itself is fitted with with handmade shaker-style storage, a central island with a breakfast bar, a butler sink and a stainless steel range cooker, while the utility room provides further space for home storage and appliances.

Upstairs there are four well-presented double bedrooms, including the principal bedroom with its dressing room and en suite bathroom, which has a freestanding bathtub and a separate shower unit. Two further first-floor bedrooms also benefit from en suite shower rooms.

The splendid detached annexe provides useful additional living space, either for guests and family members or for use as a rental property. It has a sitting room with sliding doors connecting to a well-equipped kitchen and dining room, as well as one double bedroom on the ground floor, plus a shower room. Upstairs there is a large open office space with a cloakroom.





# Garden & Grounds

The house and annexe are set in just under half an acre of grounds in a peaceful, secluded position, set back from Sid Road and backing onto woodland, which runs down to the River Sid a stones throw from The Byes. The annexe is located at the front of the lot, with the house at the back, while between the two there is a beautifully landscaped garden. It includes sunny patio areas, a vegetable garden with raised beds and a greenhouse, a split-level lawn in front of the main house and a further area of garden with a lawn for use by the annexe. The property also has a large detached garaging block with a store room, outdoor shower, providing parking and storage in addition to the driveway.

## Property Information

Services

Mains water & electricity. Private drainage. Oil-fired central heating.  
Air source heat pump with solar panels and battery storage

Tenure

Freehold

Local Authority

East Devon District Council

Council Tax

Band G

EPC Rating

A

Directions

Postcode: EX10 9AL

What3words: ///gravel.splice.marble

Viewing

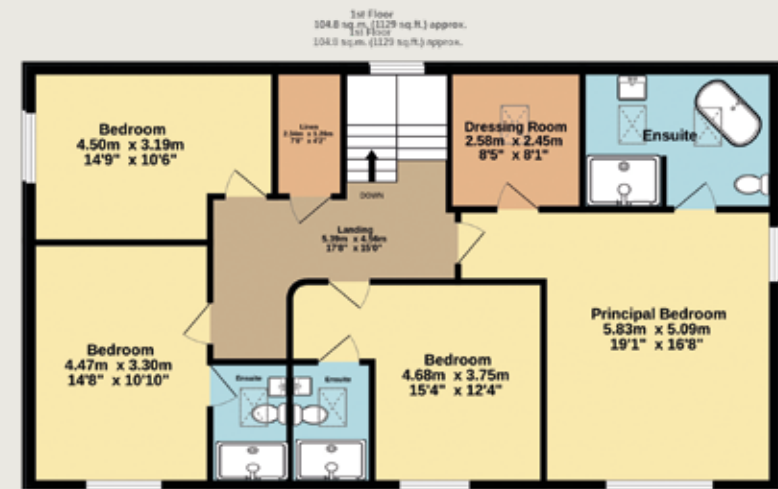
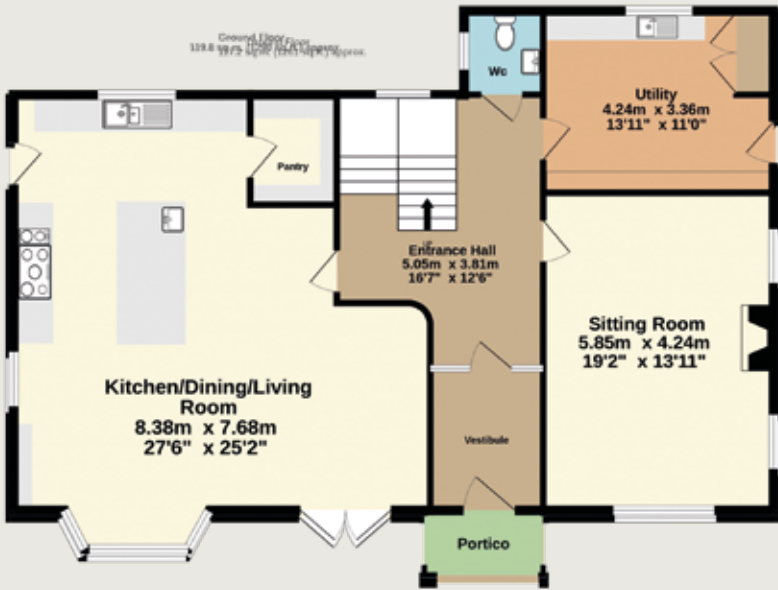
Viewing by prior appointment only with Knight Frank.

Guide Price

£1,950,000

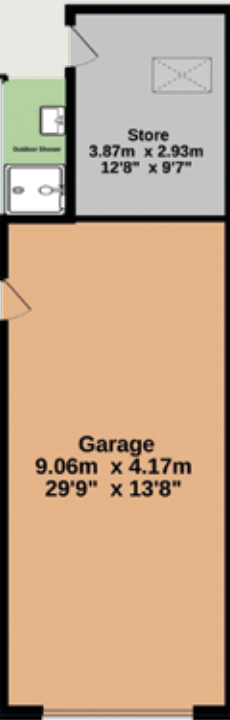


Approximate Gross Internal Floor Area  
361.7 sq.m. (3894 sq.ft.)



4th Floor  
52.3 sq.m. (563 sq.ft.) approx.

Garage  
49.1 sq.m. (529 sq.ft.) approx.



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



**Knight Frank Exeter**

19 Southernhay East

Exeter

EX1 1QD

**Louise Glanville**

01392 423111

[louise.glanville@knightfrank.com](mailto:louise.glanville@knightfrank.com)

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)