



NESTLING IN THE EAST DEVON COUNTRYSIDE, NOT FAR FROM SIDMOUTH

A fantastic family home offering over 3700 sq ft of accommodation and a detached holiday let set in approximately 9.62 acres of grounds including out buildings and stables.

Summary of accommodation

Open plan kitchen/dining/family room | Sitting room | Conservatory | Five bedrooms | Four bathrooms

Two bedroom annexe | Stable block | Double garage and store room | Swimming pool

In all about 9.62 acres

Distances: Sidmouth seafront 3.8 miles, Exeter city centre 12.2 miles, Exeter St. David's station 13.5 miles (2 hours to London Paddington)

M5 (Jct 30) 8.9 miles, Exeter Airport 7.3 miles (1 hour to London City Airport)

(All distances and times are approximate)

Guide price: £1,750,000





Harpford is a pretty village in East Devon surrounded by rolling hills and countryside with a pretty church, l4th Century St. Gregory's, and the East Devon Way passing through the village and Harpford Woods. It lies on the east side of the River Otter, less than l mile northeast of the larger village of Newton Poppleford and under 4 miles to the seafront in Sidmouth.

Sidmouth is a popular East Devon seaside town situated within the rolling hills of the Sid Valley, with it's stunning red sandstone cliffs and lovely beaches, on the 'Jurassic Coast' World Heritage Site. Known for it's elegant Regency architecture as well as it's '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 it's 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. Colyton Grammer and Torbay Grammer are also available by local bus transfers. 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).

LITTLECOT HOUSE

In the same family ownership for many years, Littlecot House is a fantastic five bedroom detached property with beautiful views over rolling fields, extended and modernised through the years.

From the driveway the front door opens into a spacious L-shaped hallway with a door to a ground floor WC and stairs rising to the first floor. On the right, a door opens into a charming sitting room, with a wood burner and French doors leading onto the terrace with a second set of French opening into an impressive garden room overlooking the pool with direct access to the outside via two sets of French doors.

At the other end of the house is the kitchen, a wonderful reception space and the heart of the house, approximately 35 ft across and comprising of fitted kitchen units with a granite work top over and central island, dining area and additional snug with woodburner. The kitchen is fitted with a range of fitted appliances including the mains gas AGA with companion electric oven and gas hob. Leading off from the kitchen is a useful utility room.







The kitchen enjoys lovely views over fields and there are two sets of patio doors leading outside and onto the terrace.

























Approximate Gross Internal Area 495.2 sq.m. (5330 sq. ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



GARDEN AND GROUNDS

Littlecot house is approached via a driveway providing parking for a number of cars and leading along the side of the house to the rear where there is an open two-bay garage and adjoining workshop.

Surrounding the property are landscaped formal gardens laid mainly to lawn with a range of plants and shrubs. At the Southern end, accessed from the garden room is a magnificent, paved terrace, with stunning views back over the village and countryside beyond and a heated swimming pool (powered by an air-source heat pump).

Beyond the garden, the property has direct access to the adjoining fields extending to 9.62 acres in total suitable for equestrian use with the land forming its own valley bordered by pasture and woodland with a stream running along the base.















THE CIDER BARN

Accessed within the grounds but far enough from the house to be discrete with its own private access, garden and parking is The Cider Barn a recently constructed single-storey holiday cottage that could also be used for housing a dependent relative.

This charming residence enjoys a southerly orientation and features a decked terrace that capitalises on the spectacular valley views.

The interior is modern and designed with meticulous attention to detail, providing bright and airy spaces with lovely vistas.

Amenities include underfloor heating, an open-plan living room and kitchen, and two en-suite bedrooms. The Cider Barn offers an excellent income, boasting superb reviews and a strong level of repeat business.







AGENTS NOTE

The vendors advise that there is a Ministry of Agriculture Holding number 10/251/0095 dated 02/06/1994. The East Devon way runs adjacent to part of the property boundary. There are two Wayleave Agreements one for electricity the other for telephone cabling. Payment of £18.37 pa received for telephone cabling and £36.80 pa received for electricity.

PROPERTY INFORMATION

Services

Main House: Mains gas, drainage and electricity.

The Cider Barn: Mains electricity and water. Private drainage system/sewage installed in 2019 and emptied once a season.

Heating: Underfloor heating in the kitchen and hall, radiators through the rest of the house.

Tenure: Freehold

Local Authority: East Devon District Council

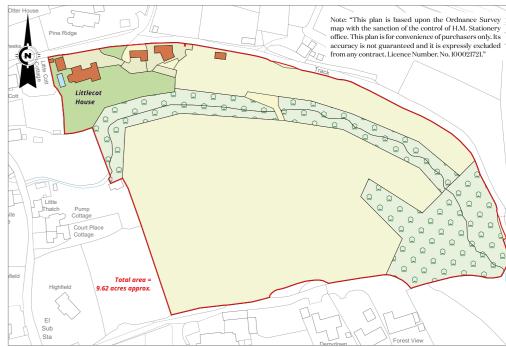
Council Tax: Band G

Directions: what3words: ///feel.strong.logic - EX10 ONH.









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