



GRANNEYS

Sidmouth, Devon



ON THE MARKET FOR THE FIRST TIME IN MANY YEARS

A substantial period family home located in a prime address with beautiful, elevated views over the town and out to sea, set in charming grounds with driveway parking and garaging.

Summary of accommodation

Entrance hall | Three reception rooms | Sun room | Kitchen breakfast room

Four bedrooms, 1 en-suite and a Family bathroom

In all about 0.75 acres

Distances: Exeter city centre 16 miles, Honiton train station 10.2 miles (Direct to London Waterloo)
M5 (Jct 30) 11.7 miles, Exeter Airport 10.4 miles (1 hour to London City Airport)
(All distances and times are approximate)

Offers in excess of 1.25 million



SITUATION

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. The university and cathedral city of Exeter is about 16 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).

GRANNEYS

Located on Hillside Road, a popular address on the Eastern side of the town, is this charming period family home, on the market for the first time in many years. Ready for some general updating and renovation, Granneys offers the next owners huge potential to create a fantastic family home enjoying far-reaching views across the town and out to sea. With an overall plot size of just over 0.75 acres subject to the usual planning consents there is potential to construct additional properties in the garden. The overall accommodation of the house is just over 2,700 sq ft.



From the driveway, a solid oak front door opens into a small lobby with understairs storage, ideal to use as a boot room. You then enter through a glazed door to a spacious parquet floored hallway with a wide oak feature staircase rising to the first-floor galleried landing. Off the hall is a downstairs WC.

From the hallway you enter a large drawing room with a feature Minster open fireplace. The room continues into another seating area which benefits from a beautiful view over the garden and fantastic far reaching views.

The second door from the hall leads into a dual aspect reception room currently used as a study. This leads you through into a sunroom providing another pleasant seating area, with sliding patio doors leading onto the garden. From the study a door leads into a separate dining room with a large patio door opening onto the patio and garden. The final door off the hall is into the kitchen which benefits from a door into the dining room. The kitchen is in two areas with fitted units to the base and walls, with room for a breakfast table. There are two exit doors, one to a small lobby leading to the driveway and another to the back garden. The kitchen also benefits from a lovely separate large traditional larder with fitted cupboards.

On the first floor is a spacious galleried landing with doors leading to four bright bedrooms all with sinks and lovely views over the garden, Sidmouth the hills and sea beyond. One of the bedrooms has an ensuite, there is also a family bathroom and a separate WC. Accessed from the landing is a loft hatch with ladder which takes you into a spacious loft, providing excellent storage or subject to planning potential for conversion into a master suite.

GARDEN AND GROUNDS

One of the main features of Granneys is the outside space which extends to around 0.75 acres in total. To the front, from the road a gravelled driveway leads to the front of the property and provides parking for a number of vehicles and there are two detached single garages, a garden shed and running down the side of the house a timber work shop. Immediately to





Approximate Gross Internal Area
297.3 sq.m. (3,200 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.



the rear is a patio, ideal for outside dining with a Southerly aspect and overlooking the garden and the town which runs across the rear and wraps around to the side. Beyond is a beautiful mature garden laid mainly to lawn with a number of mature plants and shrubs. Given the size of the garden, subject to the usual consents there is potential to construct an additional dwelling or dwellings on the plot.

PROPERTY INFORMATION

Services: Mains gas, drainage and electricity. Solar water heating

Local Authority: East Devon District Council

Council Tax: Band G

Tenure: Freehold

EPC: C

Directions: what3words ///closet.fits.goad - EX10 8JG

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