



Ashprington



Ashprington 5

, Sidmouth, Devon, EX10 8XQ

Sldmouth Beach 0.8 miles; Exeter centre 14 miles.

Unique split-level bungalow with stunning gardens, with lapsed planning consent for an additional dwelling.

- Stunning elevated position
- Sea views
- Three Double bedrooms
- Wonderful gardens
- Lots of Outbuildings
- Lapsed Planning Consent
- Freehold
- Council Tax Band G

Guide Price £800,000

SITUATION

Positioned towards the end of a private no through road, the property has a wonderful elevated position, with views towards the sea. Positioned so wonderfully close to Sidmouth centre it is however elevated above the hustle and bustle of the town.

The stunning Regency town of Sidmouth is positioned part way along the rolling coastline of East Devon, noted for its long esplanade, beaches and beautiful public gardens. The town has a range of independent shops and amenities, including a cinema and a theatre. Its recreational facilities include a swimming pool, sailing, cricket, rugby, tennis, bowls and croquet clubs, and a popular golf course. Sidmouth is within the East Devon Area of Outstanding Natural Beauty and is on the spectacular Jurassic Coast, a designated World Heritage Site.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, as well as rail links due to its positioning on the Paddington and Waterloo lines. The city also has easy access to the M5 at Junction 30 and Exeter International Airport.



DESCRIPTION

Built by the family of the owners in the mid 1970's, this unique home is positioned within the former kitchen gardens of Sidmount House, alongside the potting sheds and outbuildings of this former working garden. The bungalow has in recent years been used as a second home and let as a holiday cottage, so the property may be available with furniture etc, subject to negotiation.

BUNGALOW ACCOMMODATION

This unique split level bungalow has large picture windows/sliding doors with views across the roof tops and trees to the sea, there is easy access from the parking area to the front door.

A large enclosed entrance porch leads to the hall with a few steps down to the main living accommodation which has two raised patios accessed from French doors and sliding doors. There is a kitchen fitted with a Range master cooker 5 ring hob as well as space for a fridge and a dishwasher, with a door on to a large utility room with fitted cupboards and on to the third double bedroom.

Back to the entrance hall there are large storage cupboards and access to two further double bedrooms, each with fitted wardrobes and sink units. There is a family bathroom with a separate shower and an additional shower room.

PAST PLANNING

The large plot of 0.6 acres offers considerable development opportunities. Planning consent was granted 7th Oct 2013 (Ref 13/1238/FUL) for a detached contemporary dwelling within the gardens to the north of the current bungalow. This planning consent has since lapsed, further information from the agents and on the East Devon DC planning website.

GROUNDS

Terraced to make the most of this productive south and west facing position the gardens are a wealth of colour and interest with gently sloping paths connecting the garden and bungalow.

Well maintained and wonderfully stocked with established flowers, shrubs and trees a true gardener's dream.

PARKING & GARAGE/WORKSHOP

There is a good size parking area in front of the 'L' shaped garage/workshop with a gently sloping path to the front door.

OUTBUILDINGS

There is a tool shed, woodstore (low head height) and a superb potting shed, looking over the front gardens.

DIRECTIONS

Entering Sidmouth along B3176 from the Bowd, turn left into Peaslands Road and almost immediately right to Sidmount Gardens. Follow this tarmac lane around the bend and the property is on your right.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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