



Redforde,



Redforde,

Hillside Road, Sidmouth, EX10 8JG

Sidmouth Esplanade 0.6 Miles; Exeter 15 Miles; Honiton 10.4 Miles

Detached five bedroom property, finished to an exceptionally high standard, with glorious views, in the high sought after address of Hillside Road, Sidmouth.

- Highly desired location
- 5 Bedrooms
- Sympathetically Modernised
- Large outside entertainment space
- Freehold
- Sea Views
- Income Potential / Annexe
- Garage & Parking
- Light and Spacious Living
- Council Tax Band E

Guide Price £1,450,000

SITUATION

Redforde 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

Redforde is a substantial period property that has been divided into two large self contained homes, yet with easy ability to revert the property back to a large family home. The current owners have significantly improved the property, and sympathetically modernised throughout. The accommodation is light and spacious and has been finished to an extremely high specification, with excellent quality and attention to detail.

On the ground floor, there is a welcoming entrance hallway, with access through to the living room, and onto the modern fitted kitchen with bifold doors overlooking the garden and offering views to Peak Hill and the sea. There is a utility room and downstairs cloakroom, which has a further door leading to the second half of the downstairs accommodation. Here you will find a further living room, modern fitted kitchen, again accessing the garden via bifold doors and a utility room.

On the first floor are five double bedrooms and two family bathrooms as well as a modern fitted shower room.

In the properties current form, it makes perfect accommodation for multi-generational living, or two families living together, as well as being suitable for one family, with its versatile and interesting layout.

OUTSIDE

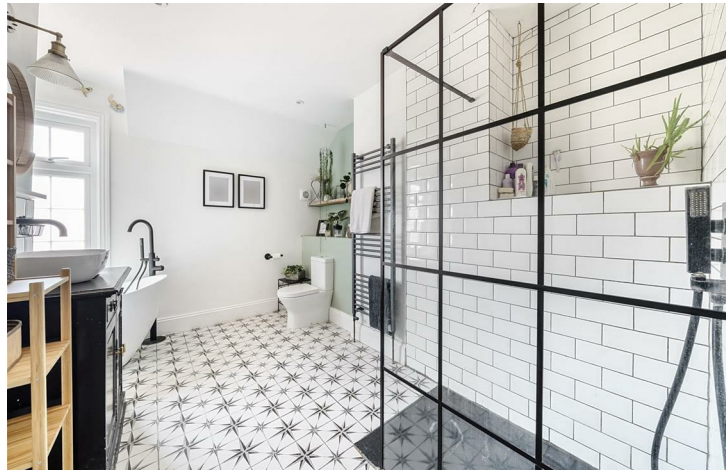
The south westerly facing garden has fantastic views over Sidmouth towards Peak Hill, and out to sea and is a delightful space laid mainly to lawn, with a number of trees and shrubs as well as featuring colourful flower and shrub borders, vegetable plot and a patio to facilitate outdoor dining and seating. To the front is driveway parking for several cars, with a low stone wall and raised flower beds. There are two garages, one for storage and one which has been converted to a separate annexe - used by the current owners as a very successful Airbnb.

SERVICES

The property has mains electricity, gas, water and drainage.

DIRECTIONS

Upon entering Sidmouth at the roundabout, take the 3rd exit onto All Saints Road, and continue, then take the 1st exit onto Radway/A375. At the end of this road, turn right into Salcombe Hill, and then take a slight right onto Hillside Rd. The property can be found half up this road on the right side.



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.



Approximate Area = 3366 sq ft / 312.7 sq m
 Limited Use Area(s) = 68 sq ft / 6.3 sq m
 Outbuilding = 310 sq ft / 28.8 sq m
 Total = 3744 sq ft / 347.8 sq m
 For identification only - Not to scale

Denotes restricted head height

Ground Floor: Dining Room 5.66 x 3.01m (18'7" x 11'10"), Kitchen 4.55 x 3.14m (14'11" x 10'3"), Sitting Room 5.30 x 4.16m (17'4" x 13'7"), Sitting Room 7.58 x 3.09m (24'9" x 10'1"), Utility 3.40 x 3.06m (11'2" x 10'0").

First Floor: Bedroom 1 4.39 x 3.99m (14'5" x 13'1"), Bedroom 2 4.02 x 4.09m (13'2" x 13'5"), Bedroom 3 5.44 x 4.17m (17'9" x 13'8"), Bedroom 4 4.09 x 3.88m (13'5" x 12'7"), Bedroom 5 5.13 x 3.83m (16'9" x 12'7").

Other rooms: Store 3.25 x 2.51m (10'8" x 8'3"), Landing, Stairs, and a Left Room 4.17 x 2.01m (13'8" x 6'7").

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2023. Produced for Stags. REF: 1012850



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		77
(81-91)	B		
(69-80)	C	68	
(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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