



Vale House, Sidbury



Vale House, Sidbury

, Sidmouth, Devon EX10 0RB

Sidmouth: 3 miles Honiton: 7 miles Exeter: 15 miles

A handsome four bedroom detached Edwardian house on the edge of the sought after village of Sidbury. Landscaped gardens, double garage, just under 2 acres of paddocks and frontage on the river Sid. Driveway parking.

- Paddocks
- Beautiful landscaped Gardens
- Fishing rights on the River Sid
- Garden room with fantastic views and log burner
- Council Tax Band F
- Double garage and driveway parking
- 2.5 Acres
- Four bedrooms
- Freehold

Guide Price £795,000

SITUATION

Vale House is situated on the southern edge of the popular village of Sidbury which provides a range of local shops and services, including a pub, village shop, butchers, church and primary school. The ancient village is steeped in history and surrounded by delightful East Devon countryside.

The coastal town of Sidmouth is a short drive to the south on East Devon's Heritage Jurassic Coast and the market town of Honiton to the north has a further range of facilities and main line railway link. Exeter is accessed via the A3052 with links to the M5 and International Airport. The renowned Colyton Grammar School is about 9 miles to the east.



DESCRIPTION

This beautifully presented family home is situated on the edge of the popular village of Sidbury, Vale House is a fine example of Edwardian architecture, built of brick elevations with stone quoins under a mainly tiled roof, with well proportioned light and airy rooms. The property has been updated by the current owners and offers comfortable and spacious accommodation throughout. Worthy of mention is the large garden room with vaulted ceiling, which runs the full depth of the house providing a fabulous open living space with log burner and superb views across the gardens, paddocks, the river and to the countryside beyond.

On the ground floor, there is a well presented modern fitted kitchen/breakfast room and useful utility room/boot room with cloakroom. A lovely sitting room overlooking the landscaped gardens with feature fireplace,, and a nice size dining room, as well as the large garden room. On the first floor are four nice sized bedrooms, an ensuite, the family bathroom and a separate cloakroom.

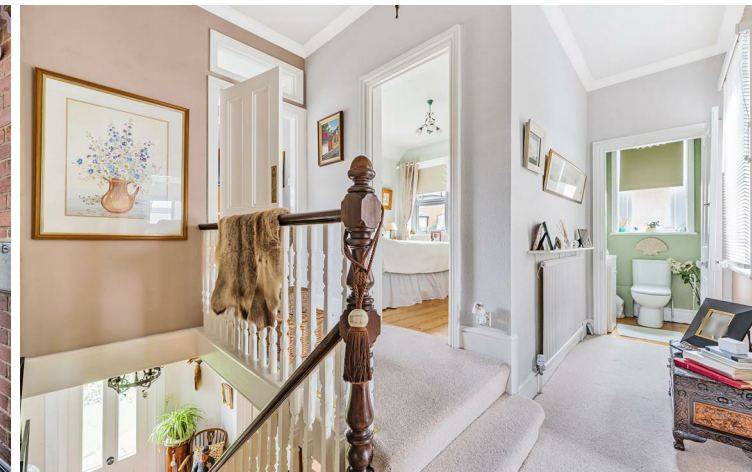
OUTSIDE

The property is approached by double timber gates to a tarmac parking area. The elevated gardens are situated on two sides and are beautifully laid out with terraces, a variety of borders and woodland trees. there are level paddocks which in part border the River Sid. A public footpath crosses a corner of the paddock.

There is a garage and driveway parking.

SERVICES

All mains services connected. Standard, superfast and ultra fast broadband is available at this property, EE, O2, Vodafone and Three are all available mobile networks.



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		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	74
(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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Approximate Area = 1911 sq ft / 177.5 sq m
 Garage = 285 sq ft / 26.4 sq m
 Total = 2196 sq ft / 203.9 sq m
 For identification only - Not to scale

First Floor

Ground Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1093223