



The Long House







# The Long House Salcombe Hill

Sidmouth, , EX10 0NY

Sidmouth Beach 1.3 miles Town 0.9 miles Lyme Regis 14 miles Exeter 15 miles

Unique Grade II listed single storey home with just under 1 acre and amazing far reaching views.

- Grade II listed
- Next to Norman Lockyer Observatory
- 4 double bedrooms plus study
- Freehold
- Private location
- Single storey home
- In all 0.96 acres (0.39 ha)
- Council tax band G

Guide Price £1,250,000

## Stags Honiton

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## SITUATION

Positioned beside the Norman Lockyer Observatory at the top of Salcombe Hill the property is approached along a short country track and has some of the best views in East Devon with a western vista across Sidmouth towards the sea and as far as Dartmoor to the far west.

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 restaurants, independent shops and amenities, including a cinema, a theatre and a hospital. 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

Formerly the administration building for the nearby Norman Lockyer Observatory, it was converted in the late 80's into a spacious family home orientated to enjoy the wonderful westerly aspect across the Sid Valley.

Thought to date from 1912 the property is Grade II listed for its historical and/or architectural merit the building is of concrete block construction with a flint stone exterior under a man-made slate tile. The property has large timber windows and high ceilings, creating a light and generous living environment.

The single storey accommodation includes a kitchen/breakfast room with a Total Control Aga, solid timber fronted units under granite worktops with integrated dishwasher, and fridge. There is a useful utility room, with access to the garden. In the centre of the house is a spacious sitting room with large windows on either side and semi-vaulted ceilings. The room is centred on a Jotel woodburner within a fireplace.

The front entrance leads to a further living room, currently used as a music room, this room leads to the bedroom wing of the house where there are four good size double bedrooms, all with fitted wardrobes, and two with en suite shower rooms. There is an office with built in cupboards and the family bathroom.

## DRIVE & PARKING

The track leading to the property is owned by the Observatory and is also used by a neighbouring property.

A timber five bar gate leads to the paved private drive, which sweeps down to a level parking area for several cars.





## GROUNDS

In all the property extends to 0.96 acres (0.39 ha).

The gardens are one of the focal points of the property with fantastic views across the Sid Valley and out to sea. There is virtually level access around the property and a good size lawn area. There is a garage and a timber shed (with light and power). A limestone terrace almost the length of the property is positioned to enjoy the best of the views.

Numerous paths lead through the sloping garden to the front and rear of the property, which are extensively planted with attractive shrubs including Magnolia and Camellias, with a wealth of spring colour from numerous bulbs and Primulas. There is a pond and a small stream, and the grounds back on to deciduous woodland to the south and west which is owned by the National and Woodland trust.

## WORKSHOP & STORES

At the northern end of the property, is a large workshop with recently upgraded electrics. There is an adjoining potting shed with gardeners WC and a further large store.

## SERVICES

Mains water (not metered) and electric. Private drainage via septic tank. Oil-fired central heating (boiler replaced about 4 years ago). The electrics have recently been tested. Current broadband is 20mbs, (although it is understood fibre will be available in the near future). Mobile coverage available inside and outside with EE, O2 Three and Vodafone (Ofcom).

## NOTE

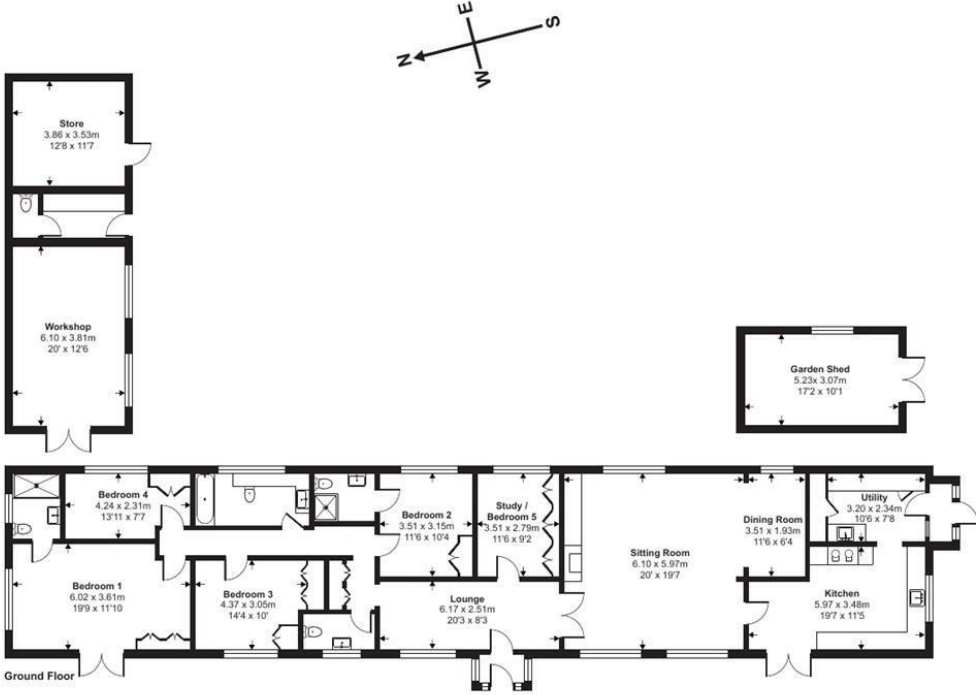
Please note the land registry title provides benefits to the property for easements etc and restrictions by covenants. A copy of the land registry title is available from Stags.

## DIRECTIONS

From the centre of Sidmouth, head up Salcombe Hill, through the trees and as you reach the top, turn left just before the Observatory. The property is the first on the left beyond the car parking area.



Approximate Area = 2034 sq ft / 189 sq m  
 Outbuildings = 633 sq ft / 58.8 sq m  
 Total = 2667 sq ft / 247.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Stags. REF: 1102571



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

