



Springfield House







# Springfield House

Sidbury, Sidmouth, , EX10 0QJ

Sidmouth 4.3 miles Honiton 5.6 miles Exeter 22.3 miles

Georgian 5 bedroom home in the glorious Sid Valley with 4.5 acres

- Grade II listed home
- Wonderful proportions
- Outbuildings
- Freehold
- Character accommodation
- Stunning gardens
- Rolling pasture
- Council Tax Band G



Guide Price £1,350,000

## Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885 | [honiton@stags.co.uk](mailto:honiton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## SITUATION

Springfield House is set in a glorious location in the heart of the Sid Valley within the East Devon Area of Outstanding Natural Beauty.

Sidbury, to the south, provides a newsagent, butchers, primary school, pub, village church, village hall and garage. The Regency town of Sidmouth, is positioned along the Jurassic Coast. It is a well-known beauty spot and provides a number of attractive cliff walks. The town has an extensive range of shops, restaurants, Waitrose supermarket, leisure facilities, numerous clubs and primary and secondary schools.

To the north, the market town of Honiton provides further local amenities including a hospital and railway station with mainline rail links to London.

Although situated in a peaceful location, the property itself is well located for road communications, with the A375 providing access to the A30 at Honiton 5.8 miles away. This connects to Exeter and the M5 to the west, and the A303 linking to other parts of southern England.

## DESCRIPTION

This beautiful Georgian property is Grade II listed, with evidence of much earlier origins. The property is built of rendered elevations under a tiled roof, and designed with elegant proportions to the front such as high ceilings, large timber windows with decorative semi circular fanlight and a half octangle bay window. To the rear the property is noticeably older with lower ceilings and plenty of character.

## ACCOMMODATION

The accommodation includes two impressive reception rooms each with fireplaces and double aspects looking over the garden, either side of a welcoming entrance hall. To the rear is a study, utility room, WC and farmhouse style kitchen/break fast room with oil-Aga and a separate lounge and rear porch.

On the first floor are four double bedrooms plus a dressing room, with one of the principle bedrooms benefiting from an en suite bathroom. There are large storage cupboards off the landing and a good size family bathroom.

On the second floor is a fifth double bedroom with bathroom and study, formed into part of the attic.





## GROUNDS

The property has a sweeping drive leading down to the house through the established gardens, with a substantial area for parking in front and to the side of the house. The gently sloping gardens have an array of shrubs and trees. To the rear of the house a second drive leads down to the kitchen garden and the neighbouring cottage.

There is a large kitchen garden area with garden shed and greenhouse as well as stone walling to one side, above this is a levelled grass tennis court area sheltered by a large Beech hedge.

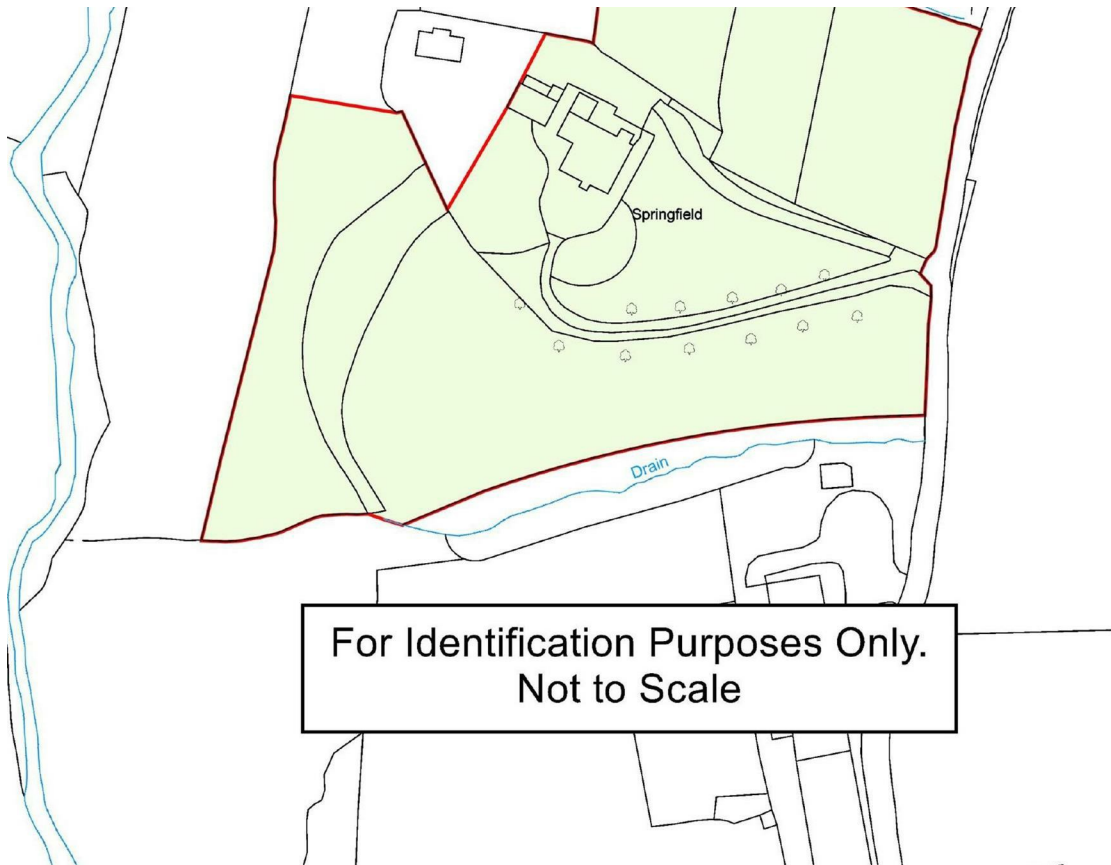
West of the house is an impressive thatched outbuilding with timber doors to the front this has formed a garage/workshop. There is a loft and to the rear is a large log store.

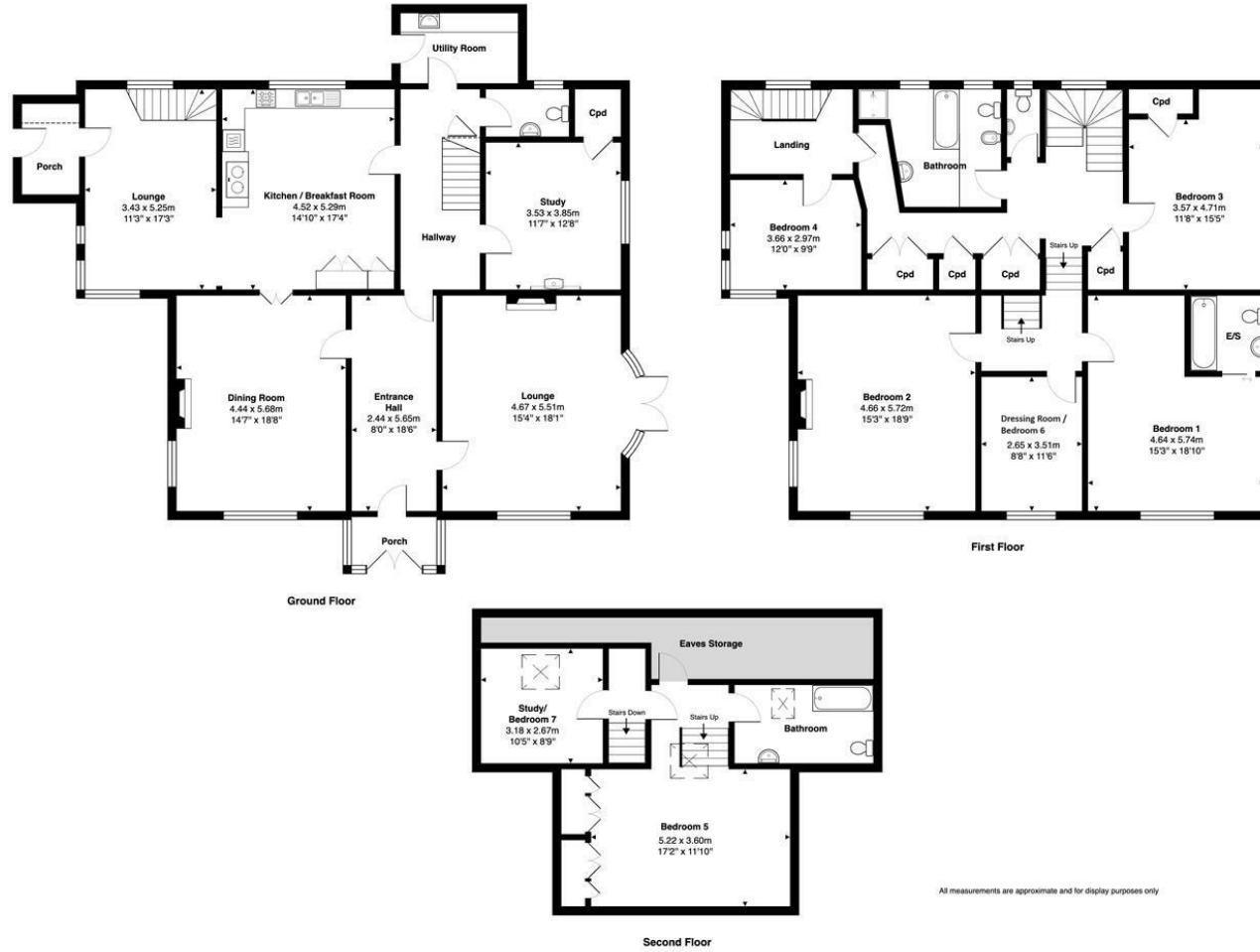
Close to the rear of the house is a two storey building, on the ground floor is a store and the bio-mass boiler, on the first floor is a games room/office.

With the house there are two paddocks as well as a steeper paddock with trees, including the gardens this extends to about 4.5 acres (1.82 ha).

## SERVICES

Mains water and electric. Shared septic tank with drainage field (recently inspected to confirm compliance). Bio-mass and separate oil boiler for central heating and hot water. Standard broadband available (up to 21 mb/s), mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom)





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.



