



73, Chapel Street



# 73, Chapel Street

Sidbury, Sidmouth, EX10 0RQ

Sea Front (Sidmouth): 3 miles Honiton Station: 6.6 miles

A beautiful character cottage with walled garden in the heart of the village. EPC D

- Heart of popular village
- Jurassic Coast nearby
- Village with school, pub and shop
- Open plan kitchen/breakfast room
- 3 bedrooms
- Walled garden
- Freehold
- Council Tax Band C

Offers In Excess Of £250,000

## SITUATION

Set along Chapel Street through the popular Saxon village of Sidbury, the village maintains a thriving community offering a range of amenities, including pub, church, primary school and butchers/village shop, along with regular bus services. The village is surrounded by delightful countryside and is just three miles from the Regency town of Sidmouth, noted for its long esplanade, beaches and public gardens.

Sidmouth has a range of independent shops and amenities, as well as recreational facilities including a swimming pool, sailing club, cricket pitch, tennis 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, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.



## DESCRIPTION

This delightful double fronted Grade II Listed cottage has rendered and colour washed exterior elevations under a thatch roof. The cottage combines much of the original charm with traditional materials, including exposed beams, timber casement windows and two fireplaces. The accommodation would benefit from a degree of improvement. An attached stone outbuilding to the rear might give some opportunity for enlargement, subject to consents.

The layout is shown in more detail on the floor plan, which we would suggest you look at to get a better understanding of the unique accommodation.

The ground floor includes an entrance hall, stairs to the first floor and a particularly large and useful under stairs storage room. The two reception rooms are to the front, each with feature fireplaces used as a sitting room and study. To the rear is the kitchen, with pantry area to the rear.

On the first floor are three deceptively spacious bedrooms and a large family bathroom.

## OUTSIDE

Accessed along Chapel Street, to the front of the property, is a small area with space for pots and steps to the front door.

The walled garden to the rear is accessed from the house down a few steps, sheltered and looking out across the Sid Valley, the garden is laid to lawn with a variety of plants.

## SERVICES

Mains water, electric, drainage and gas. Gas fired central heating (relatively new boiler). Superfast broadband (up to 80 Mbps) and mobile coverage available outside with EE, O2, Three and Vodafone (Ofcom).

## DIRECTIONS

From Honiton take the A375 towards Sidmouth and continue for about 7 miles into Sidbury. Continue through the village into Chapel Street and the property will be found on the left opposite Sidbury Chapel.

## RESIDENTIAL LETTINGS

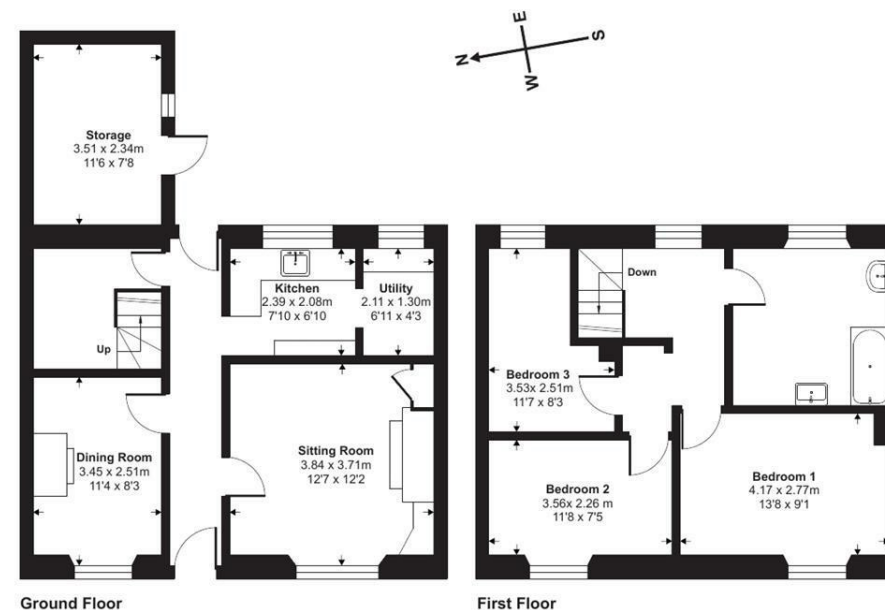
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Approximate Area = 1008 sq ft / 93.6 sq m  
 Outbuilding = 94 sq ft / 8.7 sq m  
 Total = 1102 sq ft / 102.3 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(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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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1141908