



The Cottage, Church Street





# The Cottage, Church

Sidford, Sidmouth, EX10 9RL

Sidmouth: 2 miles Budleigh Salterton: 8.6 miles Exeter: 14.3 miles

This beautifully presented refurbished thatched cottage in Sidford offers a characterful living space, a charming modern kitchen, two double bedrooms, and a well-sized garden.

- Period cottage
- Modern kitchen
- No onward chain
- EPC C
- Two bedrooms
- Good-sized gardens
- Freehold
- Council Tax Band C

Guide Price £295,000

## SITUATION

Sidford, a charming village in East Devon, sits just outside the regency town of Sidmouth. It offers a range of amenities, including an award-winning restaurant, a Spar shop, a traditional pub, a church, hairdressers, a fish and chip shop, and a garage. Sports enthusiasts can enjoy top-tier facilities, such as football and rugby pitches, along with a thriving tennis club. Just two miles from the Esplanade, Sidford also provides easy access to The Byes, a picturesque riverside walk perfect for relaxation and outdoor activities.





## DESCRIPTION

This beautifully refurbished thatched cottage in Sidford is full of character while offering modern comfort. As you step inside, you are welcomed into a warm and inviting living room with elegant wooden flooring, a charming feature fireplace, and a staircase leading to the first floor. The thoughtfully designed kitchen is both stylish and functional, featuring sleek composite worktops and a door that opens directly to the garden, allowing for easy access to outdoor space.

Upstairs, the cottage offers two generously sized double bedrooms, each filled with natural light. A modern shower room and a separate WC add convenience, while a useful utility area provides additional storage and practicality. Retaining its traditional charm while benefiting from contemporary updates, this delightful home offers a perfect blend of character and comfort in a sought-after village setting.

## OUTSIDE

The cottage has a good-sized rear garden with a large patio, ideal for outdoor dining or relaxing. A pretty garden wall adds character, while the rest of the space is laid to lawn, providing a practical and open area. A garden shed offers useful storage for tools and equipment.

A parking permit can be sourced by the local council for a nearby carpark.

## SERVICES

Mains electricity, water and drainage.

Standard and Superfast Broadband available. Outdoor mobile coverage available with EE, Vodafone, Three, O2 (Ofcom).

## DIRECTIONS

When approaching Sidford from Honiton, take a left turn at the traffic lights by The Rising Sun. The Cottage will be located on your left hand side.

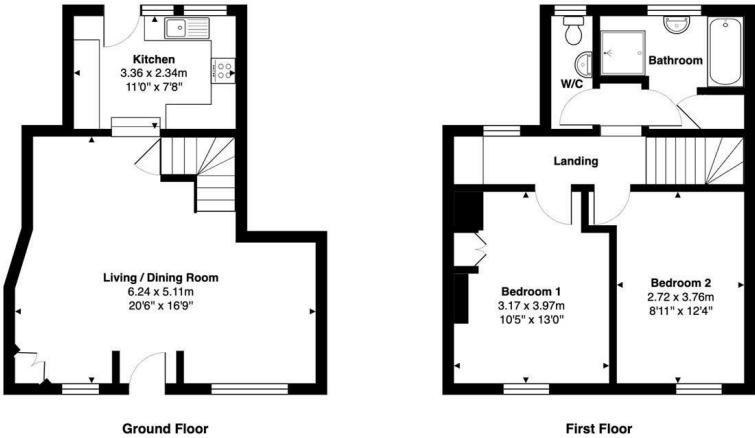




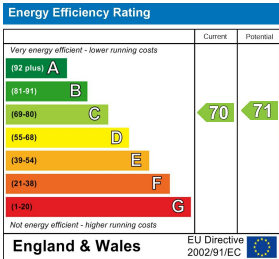
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Total Area: 76.6 m<sup>2</sup> ... 824 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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