



Cotford Grange



STAGS

Cotford Grange

Sidbury, Sidmouth, EX10 0SH

Sidmouth: 3.6 miles Ottery St. Mary: 5 miles Honiton: 6 miles

A charming period property set within over an acre of gardens, with ample parking for multiple vehicles and versatile outbuildings. This property offers great potential for modernisation.

- Period detached house
- Three double bedrooms
- 1.16 acre gardens
- Requires modernisation
- EPC D
- Not listed
- Three reception rooms
- Garage & outside store
- Freehold
- Council Tax Band G

Guide Price £850,000

SITUATION

Sidbury offers essential amenities, including a newsagent, butcher, primary school, pub, village church, hall, and a local garage. A short drive further south leads to the Regency town of Sidmouth, famed for its position along the Jurassic Coast, a renowned World Heritage Site. Sidmouth provides an extensive range of amenities including shops, restaurants, a Waitrose supermarket, leisure facilities, numerous clubs, and both primary and secondary schools.

Cotford Grange is well connected by road. The A375, just a short drive away, provides quick access to the A30, which connects to Exeter and the M5 to the west, while the A303 offers links to other parts of southern England. The property is about 12 minutes from Honiton Station, with connection to London in about 3 hours.



DESCRIPTION

The welcoming entrance hall leads to three main reception areas: a spacious dual-aspect drawing room at the far end of the property, a well-sized lounge with a charming open fireplace, and a separate, elegant dining room. The kitchen, located at the opposite end of the property, features a classic range and ample fitted cupboards, offering plenty of practical storage. Adjacent to the kitchen is a useful utility room with direct access to the outside. A convenient WC is also located off the entrance hall on this floor.

Upstairs, you'll find three generously-sized double bedrooms, each with built-in wardrobes. A family bathroom serves two of the bedrooms, while the second bedroom enjoys the added benefit of an en-suite bathroom.

OUTSIDE

The gardens extend to over an acre, featuring expansive lawns bordered and complemented by mature shrubs and trees, offering a high degree of privacy. Multiple areas of the garden provide spaces to relax and enjoy, including a formal lawn directly behind the house, a secluded gazebo seating area, a charming summerhouse, and a tranquil wildlife pond further into the grounds.

The property also boasts excellent outdoor storage, with a garage featuring double timber doors and an adjoining storeroom. In addition, there is ample parking available for multiple vehicles at the front of the property.

SERVICES

Mains Gas, Electricity and Drainage. Believed to be on a private water supply but also connected to the mains.

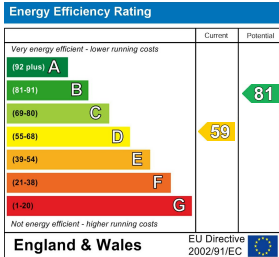
Standard and Superfast broadband (upto 55 Mbps), mobile coverage likely outside with EE, Three, O2 and Vodafone.

DIRECTIONS

From Honiton High Street, take the first exit at the roundabout onto Sidmouth Road (A375) and proceed for 1/2 mile. Continue along Sidmouth Road and take the second exit at the roundabout and proceed for 4.8 miles. Cotford Grange will be found on your right-hand side before entering the village.



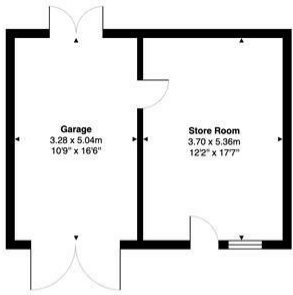
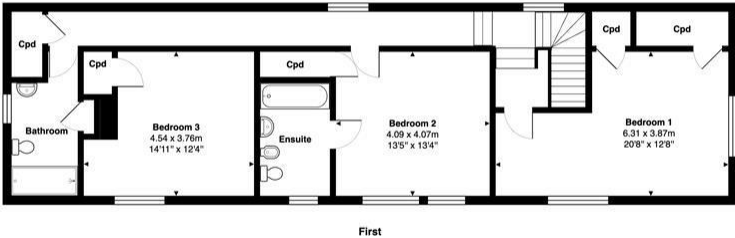
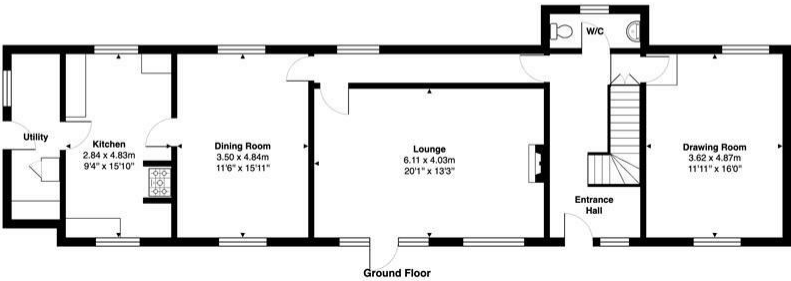
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Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885

Cotford Grange, Lane To Cotford Dairy, Cotford, Sidbury, EX10 0SH



Total Area: 232.4 m² ... 2501 ft²
All measurements are approximate and for display purposes only