



Chestnuts











# Chestnuts

Tipton St. John, Sidmouth, Devon, EX10 0AW

Ottery St. Mary: 2.3 miles The Kings School: 2.7 miles Sidmouth: 4.2 miles

Originally constructed in the late 19th century, Chestnuts is a distinguished detached residence that has been sympathetically extended. Set within a private plot of over three and a quarter acres, the property includes stables and a range of outbuildings—offering a rare blend of character, space, and versatility.

- Detached family home
- Three bedrooms
- Carport
- Countryside views
- EPC D
- Set in 3.44 acres
- Outbuildings
- Kitchen/family room
- Freehold
- Council Tax Band F

Guide Price £975,000

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## SITUATION

Tipton St John is a charming and well-connected village nestled in the heart of the Otter Valley. The village itself offers a strong sense of community and a range of amenities, including a popular primary school, community hall, playing fields, local shop, garage, church, and the much-loved Golden Lion pub.

This desirable area enjoys a convenient position between Ottery St Mary to the north and the elegant Regency coastal town of Sidmouth to the south. Ottery St Mary provides a comprehensive selection of services, including shops, a post office, medical facilities, and the highly regarded King's School.

The surrounding countryside is a haven for walkers, cyclists, and equestrian enthusiasts, with a network of scenic footpaths and bridleways offering access to the stunning East Devon coast and countryside.

The vibrant Cathedral and University city of Exeter lies further west via the A3052, offering extensive shopping and dining options in the Princesshay Centre and along the historic High Street. Excellent transport links include a mainline rail service to London (Paddington), access to the M5 motorway, and Exeter International Airport, making the area ideal for both commuters and those seeking a peaceful rural lifestyle with strong connections.

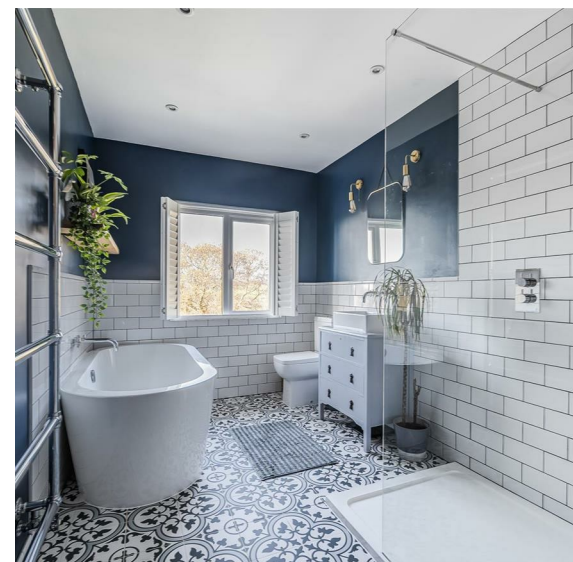
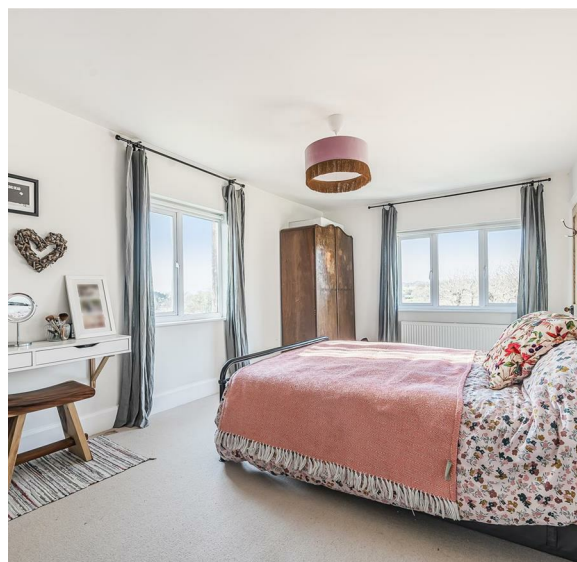
## DESCRIPTION

Once the gardener's cottage to the esteemed Tipton Lodge estate, Chestnuts is now a beautifully presented period home, full of charm and thoughtfully updated for contemporary living. Built of traditional brick and retaining its original character, the property occupies a delightful semi-rural position with far-reaching views across the Otter Valley to the south and west. This idyllic setting offers both peace and seclusion, making it an exceptional country retreat with a timeless appeal.

The accommodation is generously proportioned, offering excellent living space with scope for further extension, subject to the usual consents. At the heart of the home lies an impressive open-plan kitchen and family room, beautifully presented with oak floorboards, a charming inset wood-burning stove, and a dual aspect that floods the space with natural light. Bi-fold doors lead directly onto a sun terrace, perfectly framing views of the garden and the undulating countryside beyond. The kitchen is exceptionally well-appointed, featuring a central island with quartz worktops, a comprehensive range of integrated appliances, and abundant storage. A separate utility room provides additional convenience, along with a ground floor cloakroom/WC.

The principal sitting room, situated at the front of the house, enjoys access to a sun terrace via elegant French doors—creating a seamless blend of indoor and outdoor living. A second reception room/snug offers a more intimate setting, with its own wood-burning stove and delightful dual aspect—ideal for relaxed evenings.

Upstairs, the first floor hosts three spacious double bedrooms, each with a pleasant outlook. The family bathroom is luxuriously finished, comprising a freestanding slipper bath, walk-in shower, vanity basin, low-level WC, a contemporary ladder-style radiator, and stylish tiling throughout.







## OUTSIDE

Chestnuts is approached via a private driveway (part-shared), occupying a wonderfully secluded and peaceful position. There is ample parking for multiple vehicles and a detached double carport. To the side, a charming private garden area leads to a detached studio—fully equipped with power and lighting—offering potential as a home office, creative space, or garden retreat.

Across the driveway lie two brick and timber stables, a feed store, and a separate hay store, all set around a small concrete yard—ideal for equestrian use or hobby farming.

The land extends into fully fenced paddocks interspersed with mature trees, including Sweet Chestnuts, Sycamores, and Oaks, creating an enchanting parkland feel. A Tree Preservation Order underscores the significance and beauty of the landscape. The gently sloping, free-draining soil leads westward to a copse near the historic mill leat. A public footpath runs alongside the boundary, securely fenced from the paddocks to ensure privacy and safety.

## SERVICES

Services: Connected to mains electricity, gas, water, and drainage

Council Tax: Band F – East Devon District Council

Broadband: A full range of broadband options available, including Standard, Superfast, and Ultrafast with speeds of up to 1,000 Mbps

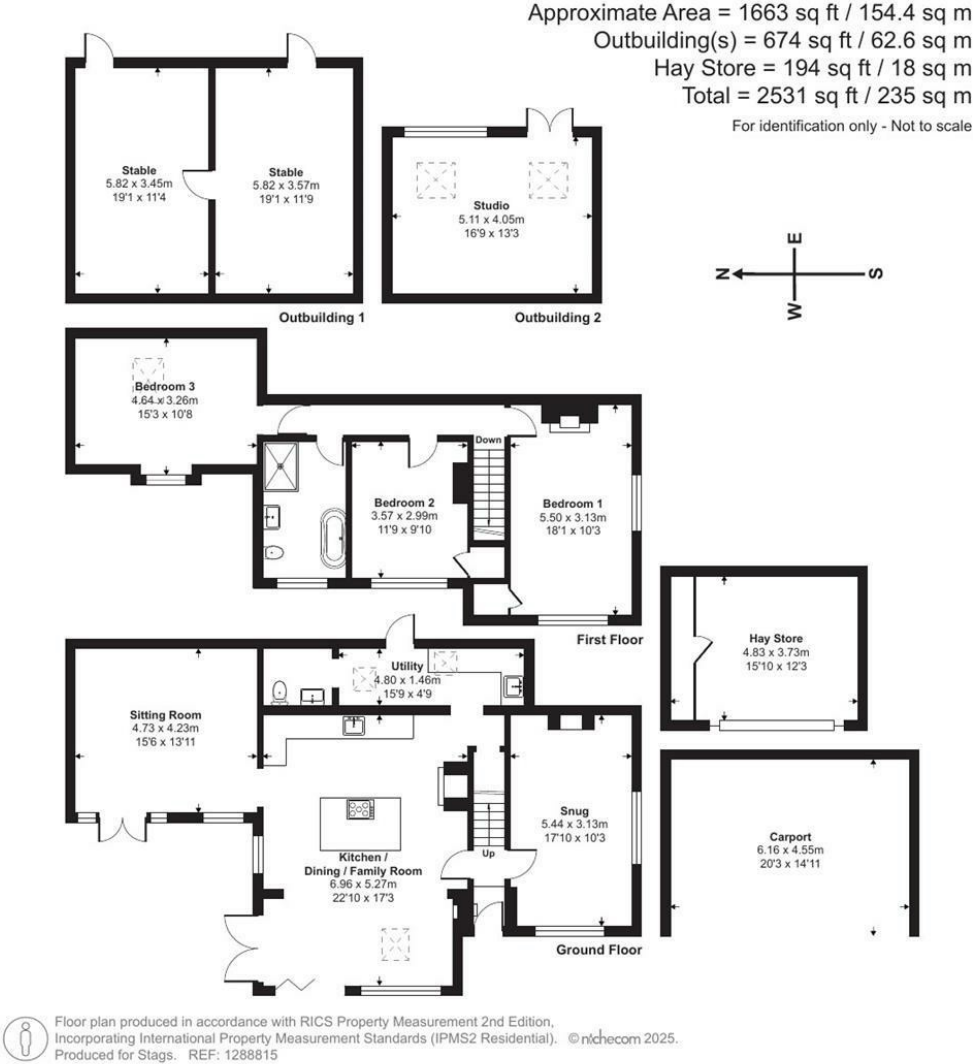
Mobile Coverage: Excellent network availability with providers including O2, Three, Vodafone, and EE







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>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	







