

## Whiteways Church Street

Sidbury, Sidmouth, Devon, EX10 0SB

Jurassic Coastline 3 miles; Honiton (mainline station to London) 6.8 miles; Exeter 15 miles.

## A recently updated charming Grade II Listed cottage

- Reception hall with cloakroom
- Open plan kitchen/dining room
- Dressing area
- South facing courtyard garden
- Council Tax Band C

- Sitting room
- Two Bedrooms
- Modern family bathroom
- Freehold

## Offers In Excess Of £425,000

Sidbury offers a range of essential amenities, including a newsagent, butcher, primary school, traditional pub, village church and hall, fostering a strong sense of community in this charming rural village setting. Just a short drive to the south lies the elegant Regency town of Sidmouth, set along the iconic Jurassic Coast, a UNESCO World Heritage Site. Sidmouth features a wide array of shops, restaurants, a Waitrose supermarket, leisure facilities, numerous clubs, and both primary and secondary schools. The nearby A375 provides swift access to the A30, linking to Exeter and the M5 to the west, while the A303 offers convenient routes to other parts of southern England. Honiton Station is approximately 15 minutes away, offering rail services to London Waterloo in around three hours. This property is a charming and surprisingly spacious cottage, beautifully refurbished while retaining its original character. Features include exposed beams, window seats, a wood-burning stove, and solid oak flooring. Its location and presentation make it ideal as a holiday home or full time residency.

The ground floor offers a large reception hall with storage, cloakroom, a bright kitchen/dining room and sitting room with a woodburner. The kitchen is well fitted with wall and base units and integrated appliances. Upstairs are two double bedrooms and a modern bathroom. The principal bedroom is split level, with a lower area ideal as a dressing room, and stairs to a mezzanine sleeping area. The second bedroom features an exposed brick wall and beams. The property benefited from a modern and contemporary style bathroom.

To the rear is the south facing courtyard garden, accessed by glazed double doors from the kitchen/dining room. The courtyard is paved with planted borders providing a perfect area for alfresco dining. To the front of the property, there is a small enclosed cottage garden.

Mains gas, electric, water and drainage. Gas fired central heating, boiler replaced in August 2025. Standard and Superfast broadband (upto 80 Mpbs), mobile coverage likely outside with EE, Three, O2 and Vodafone.

It should also be noted the property is subject to flying freeholds whereby part of the adjoining cottages are over the dining room and a section of the sitting room.

What3Words: ///calculating.clerk.zipped



















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.





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