



HARRISON
LAVERS &
POTBURY'S

Sharpsmead, Bickwell Valley, Sidmouth, EX10 8RF

£835,000 FREEHOLD

Forming part of an imposing Edwardian residence, designed by the renowned local architect R W Sampson, this recently extended property is positioned in one of Sidmouth's favoured locations to the west side of the town.

'Sharpsmead' is a spacious semi-detached house which enjoys a lovely westerly aspect and is set in a good size garden, which offers privacy and seclusion.

In more recent years, the property has been the subject of considerable improvement and expenditure and this includes a two storey extension, which has been cleverly designed to blend with the architecture of the original house.

The property provides well presented and comfortable accommodation arranged over two floors, the majority enjoying a lovely westerly aspect overlooking the gardens and from the upper floor there is a view towards Muttersmoor.

On entering the property an entrance hall has tiled flooring along with a boiler/storage cupboard and a useful Cloaks/WC with washbasin. The main living space is split into two rooms for sitting and dining, both rooms enjoying a dual aspect with French doors. The sitting room features a fireplace with wood burning stove.

The kitchen is well fitted with a good range of storage units, worksurfaces and built-in appliances which comprise an oven, gas hob, cooker hood, fridge/freezer and dishwasher.





An inner hall has the stairs rising to the first floor with work space beneath and there is also a study/hobbies room which has a large storage cupboard along with access to the rear courtyard garden.

To the first floor there are three bedrooms, the master forming part of a suite. This comprises a dressing room, with fitted wardrobes to one wall, a dual aspect bedroom which has a vaulted ceiling and two Velux windows and the en-suite bathroom is of a good size and features a panelled bath, separate shower cubicle, WC, two wash basins and a tiled floor with underfloor heating. Bedroom two enjoys a lovely westerly aspect, towards Mutersmoor and bedroom three has a bay window and a small en-suite shower room with cubicle and wash basin. In addition to this there is a separate shower room, which together with the two en-suites is fitted with a modern white suite and comprises shower cubicle, WC and wash basin.

Gas fired central heating is installed and the original period windows are still in place within the original part of the house.

The main entrance to the property is from Bickwell Valley where there is a five bar gate opening onto a driveway and timber garage.

The majority of the gardens are to the west side and offer lots of privacy and seclusion with mature boundaries and areas of lawn have adjoining well stocked shrub borders.

Adjoining the front of the house a raised, timber decked area which takes full advantage of the aspect giving direct access into the house and there is also a useful outside studio room which has light and power.

A pathway to one side of the house leads to a smaller area of garden which is partly walled and paved with adjoining shrub borders. This gives a pedestrian access to a service lane off Convent Road.







Bickwell Valley forms part of a much sought after area of Sidmouth, with the town centre being within three quarters of a mile and offering an excellent range of facilities along with the Esplanade and seafront. The beautiful tree lined road was developed at the turn of the century and features some of R W Sampsons most impressive residential buildings.

OUTGOINGS We are advised by East Devon District Council that the council tax band is F.

POSSESSION Vacant possession on completion.

EPC: D

REF: DHS02204

DIRECTIONS Turn left at the top of the High Street into All Saints Road and continue to the mini roundabout opposite the Woodlands Hotel. Turn left, then immediately right into Cotmaton Road and continue to the crossroads. Turn right continuing up through Bickwell Valley and Sharpsmead will be seen towards the top of the road on the right.

VIEWING Strictly by appointment with the agents.



IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

TOTAL FLOOR AREA : 1683 sq.ft. (156.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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