



HARRISON  
LAVERS &  
POTBURY'S



Lavinia Cottage  
Greenhead  
Sidbury  
EX10 0RN

Guide Price  
£650,000 FREEHOLD

**A charming Grade II Listed thatched cottage situated on the rural edge of Sidbury and with fine countryside views.**

Offered for sale with no on going chain, this delightful cob and stone cottage offers accommodation with much character, featuring oak flooring, exposed beams, gas central heating and extensive double glazing to the rear elevation. On entering the property, the entrance vestibule has a WC and leads onto a spacious hallway with oak flooring and storage. The kitchen is fitted with a range of units to include an integrated dishwasher, twin Butler's sink, Rangemaster oven and a walk-in larder. Opposite is a dining/garden room with triple aspect windows, having shutters and a stable door opening into the rear south facing garden. The sitting room is of a good size and features a fireplace with gas flame solid fuel effect stove and double aspect windows with doors opening into the rear garden.

On the first floor the main bedroom is triple aspect with stunning views to the front, over neighbouring fields to countryside and hills beyond. Adjacent to the bedroom is a shower room that essentially serves as an en suite in addition to the main bathroom further down the hallway. There are two further double







bedrooms, one with the countryside views to the front and a second with a south facing aspect over the rear garden.

The property stands on a beautiful plot with mature gardens enjoying a south facing aspect and offering a good degree of seclusion and privacy. The garden comprises lawn with densely stocked beds and borders, a timber garden shed, brick store, gravel patio and a workshop built onto the back of the garage. The workshop is double aspect with power and light and measures 2.6m x 3.5m (8'5 x 11'5). The garage has a shallow gravel drive providing off road parking for a smaller vehicle. The garage measures 2.7m x 4.7m (8'8 x 15'4).

Greenhead falls within East Devon's Area of Outstanding Natural Beauty and is on the rural edge of the popular village of Sidbury. Amenities close by include regular bus services to the surrounding area, a convenience store and butchers, village hall, church, primary school and public house. The seafront at Sidmouth is only three miles away and the market town of Honiton with its motorway and rail connections to Exeter is a little over five miles away.

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

**EPC:** N/A

**POSSESSION** Vacant possession on completion.

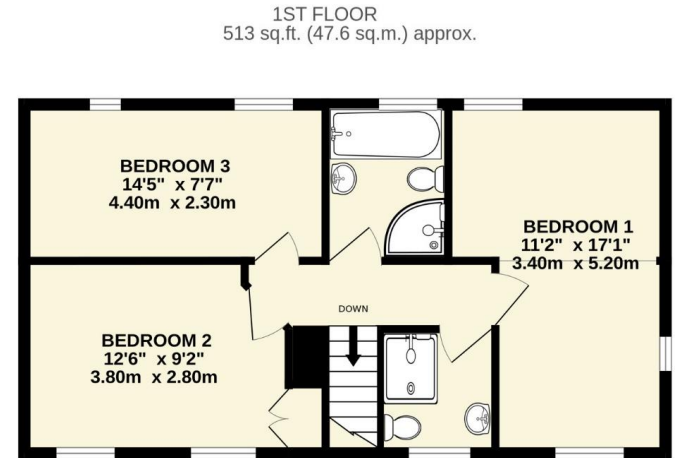
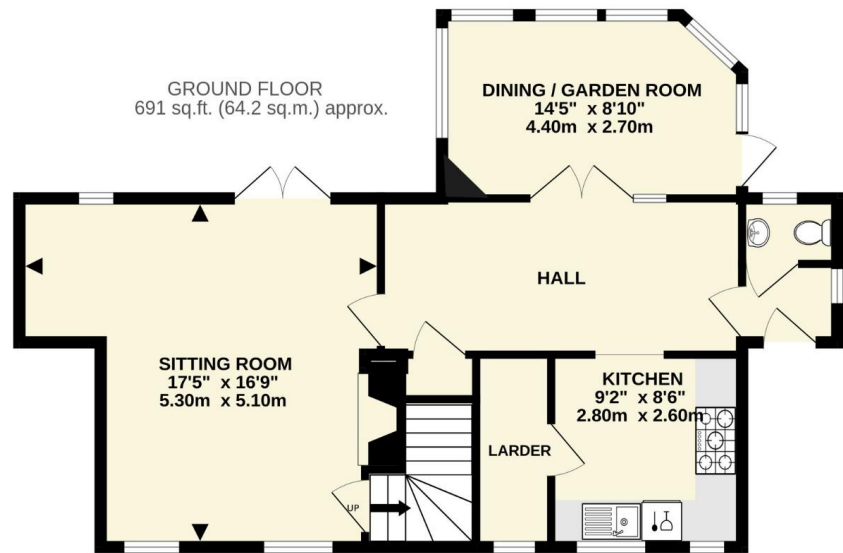
**REF:** DHS02166

**DIRECTIONS** On entering the village of Sidbury from Sidmouth, follow the road for around a third of a mile, turning left at the war memorial into Greenhead. Follow the road for a quarter of a mile and the property will be found on the left.

**VIEWING** Strictly by appointment with the agents.







TOTAL FLOOR AREA : 1204 sq.ft. (111.8 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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**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.

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