



 HARRISON
LAVERS &
POTBURY'S

Old Walls
Knowle Drive
Sidmouth
EX10 8HP

£925,000 FREEHOLD

An attractive link-detached property with delightful gardens of around a quarter of an acre and with a stunning south westerly aspect over Bickwell Valley and down to the sea.

Understood to have origins dating back to the early 19th century, the building was associated with The Knowle and at one time served as a laundry to the hotel. Subsequently converted into a private residence, the house today provides spacious and characterful accommodation with gas central heating and double glazed windows. An entrance hallway leads to a partially converted garage, providing both useful storage and a study with fitted furniture. The kitchen/breakfast room has an excellent range of units, with good quality worksurfaces and an integrated fridge/freezer, dishwasher, ovens, induction hob and under floor heating. Glazed doors lead to a long garden room again with under floor heating that enjoys a commanding south westerly aspect overlooking the rear garden, Bickwell Valley and across to Muttersmoor, the golf course and down to the sea. An inner hallway has a downstairs WC and leads to the separate dining room which is double aspect, with glazed doors opening into the rear garden. There is both a useful larder cupboard and a passageway leading to a utility room with gas boiler and pressurised hot water cylinder. The sitting room is double aspect and features an impressive fireplace with gas flame stove and an oak mantle.

On the first floor, the main bedroom is double aspect with a vaulted ceiling and views to Manor Park and across to Muttersmoor. The room benefits from an en suite shower room and built in wardrobes.





There are two further good size double bedrooms, both with south westerly aspects overlooking Bickwell Valley, across to Muttersmoor and along to Peak Hill and the sea. The main bathroom is fitted with a white suite and has a mains shower over the bath.

Large timber gates secure a stone block paved driveway to the front of the house and provides parking for at least two cars. The rear garden as previously described enjoys a stunning south westerly aspect and comprises lawn, dense beautifully stocked borders and beds, red brick boundary walls, a raised patio and pond. A gate gives access to a separate vegetable garden with lawn, vegetable plots, timber garden shed and a secluded patio with fabulous views adjoining glazed doors from the sitting room.

The property stands around three quarters of a mile from the town centre and seafront and borders the Bickwell Valley conservation area. As such the property is conveniently placed for all town centre amenities and the seafront and is around a mile away from the public pathways and bridleways over Muttersmoor at the top of Sidmouth Golf Course.

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

EPC: D

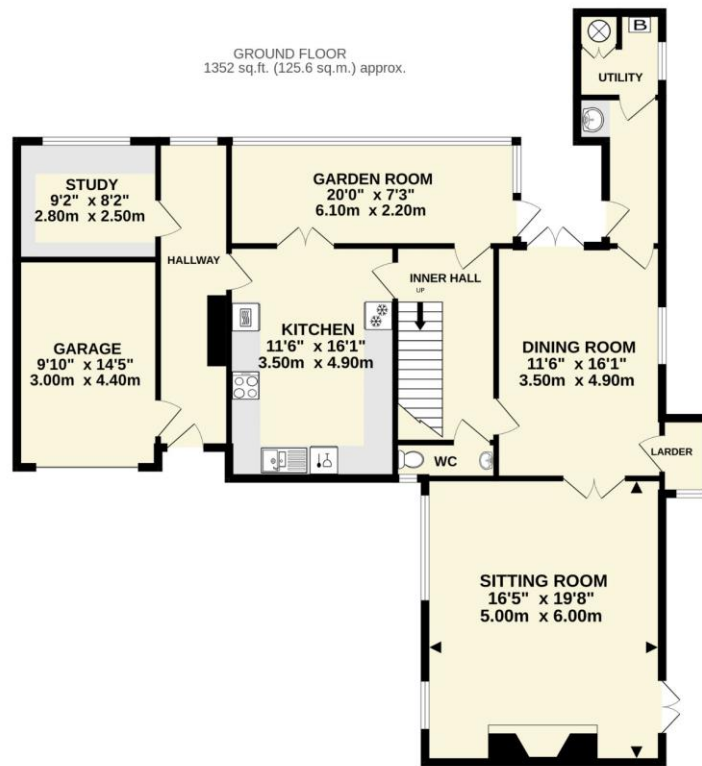
POSSESSION Vacant possession on completion.

REF: DHS02244

DIRECTIONS On entering Sidmouth from Exeter turn right at the Bowd Inn junction and follow the road for just over a mile until joining Station Road. Continue down the road to the cross road junction with Broadway and Peaslands Road and turn right into Broadway. Take the first left into Knowle Drive following the road bearing right whereupon the house will be seen on the right.

VIEWING Strictly by appointment with the agents.





TOTAL FLOOR AREA : 2159 sq.ft. (200.6 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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Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

