



HARRISON
LAVERS &
POTBURY'S

Knowle Cottage Broadway Sidmouth EX10 8HS

£895,000 FREEHOLD

A stunning Victorian detached house occupying a convenient location to the west side of the town with views towards Muttersmoor and set in a beautiful, partly walled garden.

This attractive and interesting detached property nestles within a private plot and was constructed, we understand in 1860's as part of the well known Balfour Estate. The property retains many of its original period features including ornate gable trims, moulded ceiling cornices and high ceilings which add to its charm and character.

There are delightful gardens to the east, south and west, partly enclosed by a high red brick wall screening well from Broadway and Knowle Drive. The property has gated access from Knowle Drive and this opens onto a paviour driveway providing ample parking and giving access to a detached double garage, measuring 5.75m x 5.7m and has an electric door.

Knowle Cottage offers spacious and well presented accommodation arranged over two floors and in more recent years has undergone various upgrades which include a superb garden room enjoying a triple aspect with vaulted ceiling, electric Velux windows along with French doors to a west facing terrace which takes full advantage of the views.

Approaching the property from Broadway a path and a few steps lead to the front door which accesses the main reception hall where there is a useful walk-in coats/storage area along with a shower room fitted with a white suite.





The sitting room enjoys a dual aspect south and west and has a fireplace with electric fire and an archway connects a good size dining room which overlooks the front garden and has glazed double doors into the garden room.

The kitchen is extensively fitted with a range of storage units along with moulded worksurfaces and there are integrated appliances comprising a split-level double oven, six burner gas hob and integrated larder fridge and dishwasher. An adjoining study enjoys a westerly aspect and a large utility room offers further storage, a Belfast sink and ample space for additional appliances. The utility room retains its original quarry tiled floor and also houses the gas fired boiler.

To the first floor there are three good size bedrooms, all enjoying the properties high ceilings, with picture rails. The main bedroom enjoys a lovely southerly aspect, providing glimpses of the sea, along with views towards Muttons Moor. The second bedroom enjoys an easterly aspect towards Salcombe Hill. There is an en suite shower room to the main bedroom along with a separate family bathroom both fitted with white suites and have attractive tiling.

The property is beautifully appointed and neutrally decorated throughout, benefitting from having gas fired central heating and double glazed windows.



The gardens provide a wealth of interest for the keen gardener and provides lots of privacy. To the east side of the house there are paved seating areas picking up the morning and early afternoon sunshine and having well stocked adjoining shrub borders along with areas of lawn, numerous fruit trees and a pond with water feature. Further areas of lawn wrap around the house to the south and west side, again having numerous well stocked shrub borders, productive vegetable areas and fruit cages. Adjoining the rear of the house is a raised terrace, ideal for entertaining and taking full advantage of the aspect and views.





A feature for a garden lover is the large Victorian timber greenhouse measuring approximately 12m x 4m and having a central pathway that includes access to water storage for watering plants with collected rain water.

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

POSSESSION Vacant possession on completion.

EPC: D

REF: DHS02348

DIRECTIONS From the top of the High Street turn left into All Saints Road and at the mini roundabout turn right into Station Road. Pass Knowle Drive on the left and continue taking the next left opposite Peaslands Road, which is Broadway. The next turning left is Knowle Drive where the vehicle entrance to Knowle Cottage will be found.

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.

GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1859 sq.ft. (172.7 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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