



Penny Royal
Muttersmoor Road
Sidmouth
EX10 8RH

£1,125,000 FREEHOLD

An individual detached house built in the early 1980's, occupying a beautiful location in The Bickwell Valley Conservation Area. Four bedrooms - two with en suite, three reception rooms and standing on a plot approaching half an acre.

Built to an individual design in 1980, Penny Royal is a detached house offering flexible accommodation. On entering the house an entrance hallway is of a good size, has a cloakroom/WC and leads to all principal rooms. The sitting room is triple aspect with sliding doors opening onto a terrace taking in glorious views over Bickwell Farm and Valley in a north easterly direction. An adjoining snug is dual aspect, again with sliding doors opening onto the terrace. The separate kitchen is fitted with a good range of units, having a built-in oven, hob, microwave and dishwasher. An adjoining utility room provides additional appliance space for a washing machine, tumble dryer and fridge/freezer and a wall mounted gas boiler serves central heating. The separate dining room is triple aspect, again with stunning views across to Bickwell Farm and adjoining fields and also to the west overlooking the rear garden.

From the kitchen, stairs descend to a lower hallway and to the fourth bedroom which is dual aspect with access to the front garden and an en suite shower room. On the first floor the main bedroom is dual





aspect and takes in the north easterly views over Bickwell Valley and beyond. There is a range of built-in wardrobes, a dressing table and an en suite bathroom. There are two further double bedrooms, bedroom two being triple aspect and taking in perhaps the finest views from the house over neighbouring fields, Muttersmoor and Bickwell Farm. Lastly on the first floor is a main bathroom.

We understand that all mains services are connected and the property has gas central heating and timber framed double glazing.

Penny Royal stands on a plot approaching half an acre, on the edge of The Bickwell Valley Conservation Area, rising to the west towards Sidmouth Golf Course. A driveway and turning area, provides ample parking and leads to a double garage with electric door. To the front of the house is a well kept lawn garden with mature border and patio looking south westerly towards the house. A covered patio adjoins the property with a spiral staircase rising to the terrace. At the rear is a two tier patio adjoining the back of the house with steps rising to lawn garden with beds and a greenhouse, rising again to a further lawn garden with a summerhouse.



The property is situated on a private road off Muttersmoor Road, is a short walk from the public footpath the crosses Sidmouth Golf Club on up to Muttersmoor and is only one mile from the town centre and seafront. The unspoilt coastal town of Sidmouth is one of the most desirable places to live in East Devon and offers a broad range of amenities to include numerous independent shops and High Street chains, a cinema, theatre, modern doctors surgery, cottage hospital, Waitrose, bus services to the surrounding area and sports clubs to include rugby, cricket and an eighteen hole golf course.





Exeter with its main line railway, international airport and M5 motorway connection is around eleven miles to the west. Honiton is around thirteen miles away with a main line rail connection to Waterloo.

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

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02335

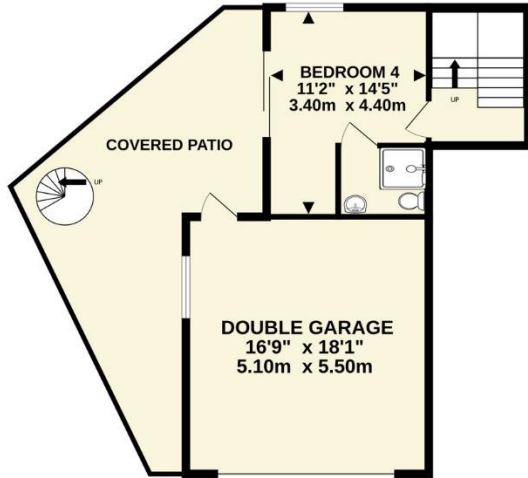
DIRECTIONS On entering Sidmouth from Exeter turn right onto the B3176 at the junction with the Bowd Inn. Follow the road for approximately one and a half miles, turning right onto Broadway. Follow Broadway for around half a mile passing Bickwell Valley Road and Stintway Lane on the left and take the next left. As you proceed up the road, Penny Royal is the second house on the left.

VIEWING Strictly by appointment with the agents.

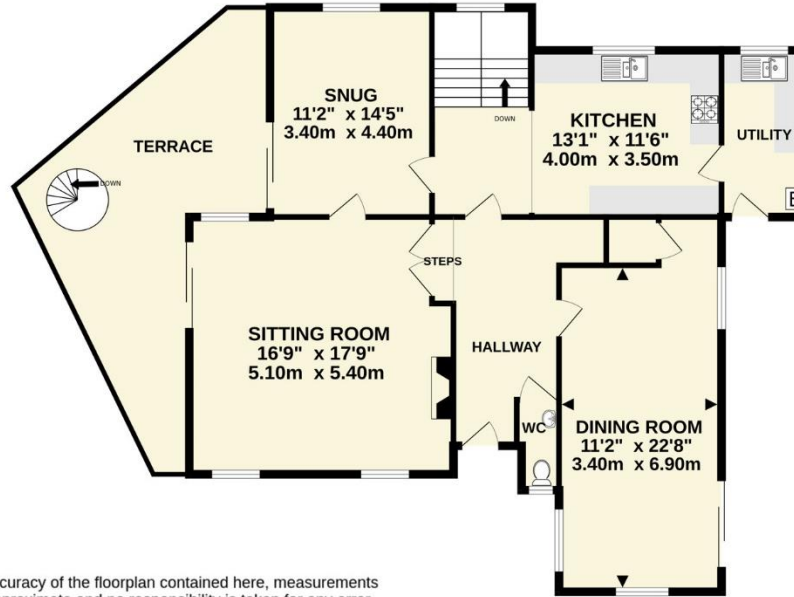
IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third 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.



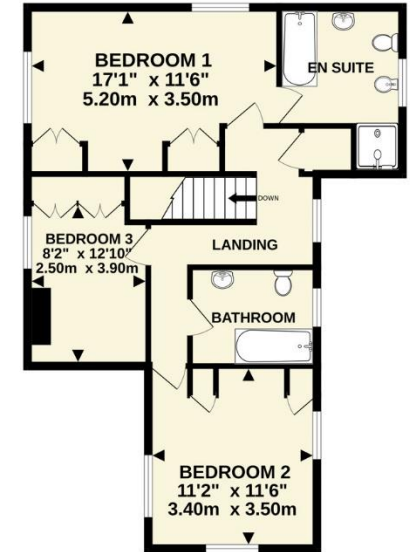
LOWER GROUND



GROUND FLOOR



1ST FLOOR



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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