



 HARRISON  
LAVERS &  
POTBURY'S

Rose Cottage  
Greenhead  
Sidbury, EX10 0RH

Guide Price  
£700,000 FREEHOLD

**A unique, end of terrace house with gardens of around a third of an acre, annexe accommodation, double garage and standing in a conservation area close to the village centre.**

This unique, period house offers versatile accommodation with tremendous potential, in all around 4,500 sq ft. The property has gas central heating, the majority of the windows are double glazed, with all six bedrooms having en-suite facilities. The front elevation looks south and in brief summary, the accommodation on the ground floor comprises a spacious sitting/dining room with bay window, a separate living room with brick fireplace, built within the original inglenook, a games room, kitchen/breakfast room with gas fired Aga (cooking only), a utility room and a double glazed conservatory.

On the first floor there are four double bedrooms and a fifth single bedroom all with en-suite shower rooms and rising to the second floor a sixth double bedroom with an en-suite bathroom. The larger en-suite rooms are dual aspect and enjoy a fine easterly view over the village to the church and hillside beyond. In addition, there are attic rooms that are also served by a shower room (electric shower not working at present).





The house stands on an attractive plot of around a third of an acre, with parking for around six cars and with a detached double garage. A large lawn garden offers surprising levels of privacy and features a modern summer house with verandah, having a fantastic view to the hillsides surrounding the village.

**ROSE BARN** This converted barn provides annex accommodation arranged with a sitting room/studio having a double height, vaulted ceiling, separate kitchen, shower room and a mezzanine bedroom area. Doors open onto a decked patio enjoying fine views over the village to Buckley Hill. The barn has double glazed windows and electric heating.

Greenhead is situated in a conservation area, only a quarter of a mile from the village centre. Regular bus services pass the property, a convenience store and butchers, popular public house and village hall are all within walking distance and beautiful open countryside that falls within East Devons Area of Outstanding Natural Beauty are within close proximity. Honiton, with its mainline railway connection, is a little over five miles away and the Regency coastal town of Sidmouth, around three miles.



**OUTGOINGS** We are advised by East Devon District Council that the council tax band is F for Rose Cottage and A for Rose Barn.

**EPC: D**

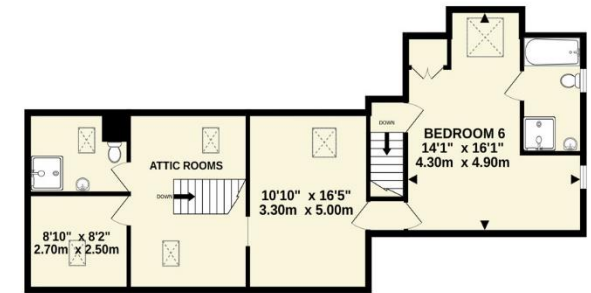
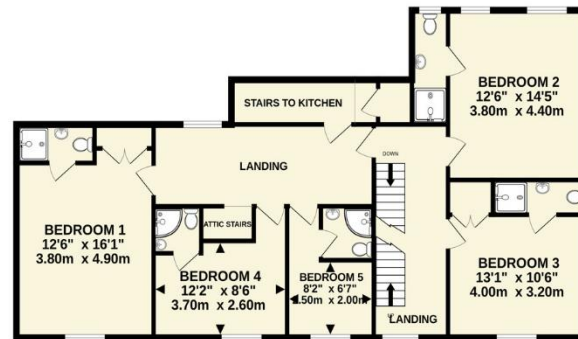
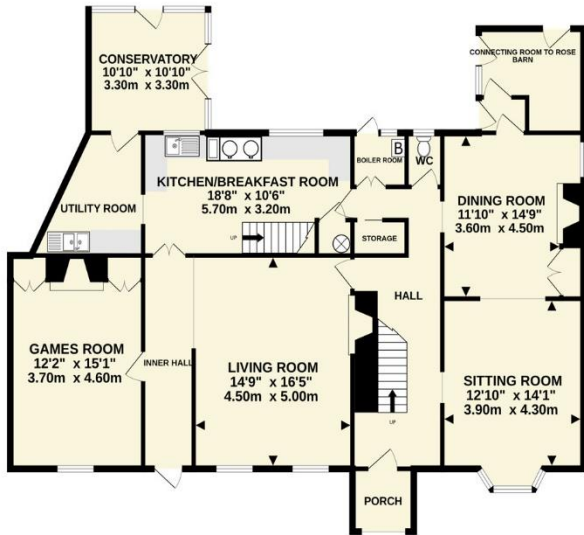
**POSSESSION** Vacant possession on completion.

**REF: DHS02357**

GROUND FLOOR

1ST FLOOR

2ND 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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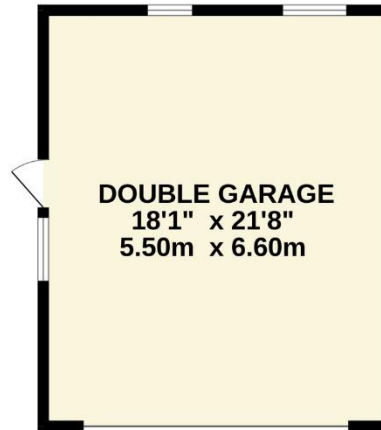


**DIRECTIONS** On entering Sidmouth on the A3052 from Exeter, turn left at the crossroads in Sidford, taking the A375 towards Sidbury and Honiton. Follow the road for one mile, where the property will then be found at the bottom of Greenhead. Those arriving by car are asked to take the lane to the right of the property to access the parking at the rear.

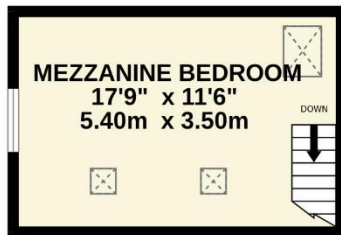
**VIEWING** Strictly by appointment with the agents.



**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.



ROSE BARN 1ST FLOOR



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