



HLP HARRISON
LAVERS &
POTBURY'S

Edgewood
Moorcourt Close
Sidmouth
EX10 8SU

Guide Price
£1,150,000 FREEHOLD

An impressive 1950's detached house, occupying an elevated position in one of Sidmouth's prime residential locations and with glorious south east facing sea views.

Built in 1951 to a design by acclaimed local architects Sampson and Dingwall, Edgewood is a most attractive house that retains its original layout, with separate reception rooms and kitchen. The house has gas central heating and double glazing and offers the next owner superb potential to alter or extend the house, particularly into the generous loft space, subject to any necessary planning consent.

On entering the house, the spacious entrance hall has original parquet flooring, a front facing window with westerly aspect and a cloakroom leading through to a WC. A triple aspect sitting room has windows to the east, south and west, a stone fireplace, glazed connecting doors to the dining room, with further glazed doors to the garden room. The garden room is triple aspect, opens onto the terrace and enjoys breathtaking views over Sidmouth to Salcombe Hill and to the sea. The separate dining room has two windows to the east and a door returning to the entrance hallway. The separate kitchen again has the rear facing aspect to the east, is fitted with a range of units, with hardwood worksurfaces and built in appliances including dishwasher, fridge, oven, microwave, plate warmer and hob. The room also features oak flooring and the original larder.





From the kitchen a door gives access to the rear lobby, where a number of useful areas can be found to include storage, an enclosed yard, a utility room with sink, storage and wall mounted gas boiler, former fuel stores and a connecting door to the garage.

On the first floor, the landing has a west facing window and access to the boarded loft space via a pull-down, Slingsby ladder. The main bedroom is of a particularly good size with windows and a glazed door looking easterly and opening onto a large balcony that enjoys a commanding view over The Sid Valley and to the sea. The room also features an en suite bathroom. A generous second bedroom has two windows taking in the easterly sea views, there are two further bedrooms, a bathroom and separate shower room.

The house stands on a plot just in excess of one third of an acre, with level lawn garden and summerhouse, having a predominantly south easterly aspect. A terrace adjoins the house on the south and east elevations, overlooking the garden and taking in the breathtaking views to the sea. The remainder of the plot has mature beds and borders to include a working garden area to the rear with a potting shed and fruit cage. The house has lower and upper driveway entrances meeting at the rear of the plot where there is ample parking and turning and a single garage with power, light and overhead storage.



The house occupies a delightful position towards the top of Cotmaton Road, neighbouring the golf course and only a short distance from Peak Hill, The South West Coast Path and Jurassic Coastline. Jacobs Ladder Beach and Connaught Gardens are less than half a mile away and the esplanade and town centre are less than one mile away. Sidmouth is an unspoilt coastal town that offers a broad range of independent shops, cafes and restaurants, Waitrose, Lidl, a cinema, theatre, bus services to the surrounding area and well supported sports clubs to include sailing, cricket and rugby. The city of Exeter is approximately 14 miles to the west.





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

POSSESSION Vacant possession on completion.

EPC: D

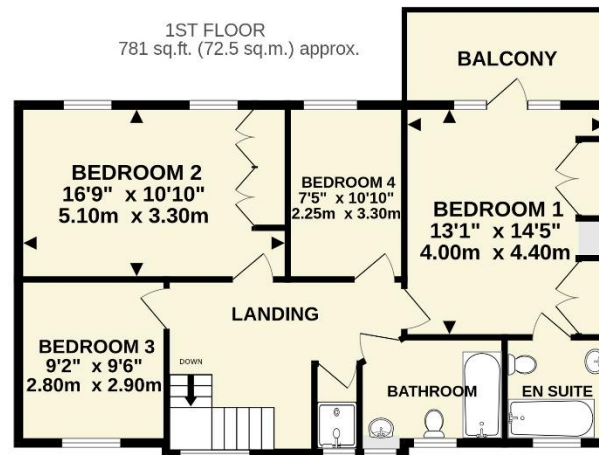
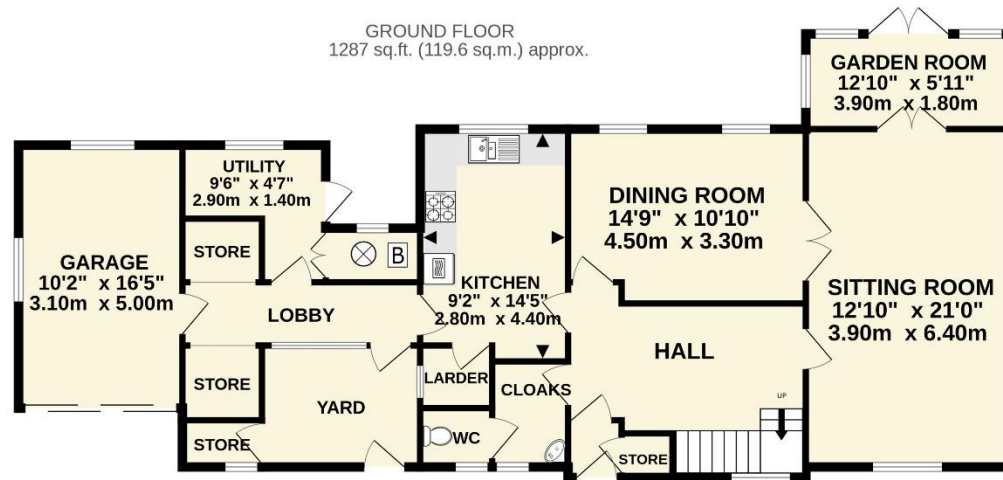
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DIRECTIONS On entering Sidmouth via the A3052 from Exeter, turn right at the junction with The Bowd Inn to join the B3176. Follow the road down into Sidmouth and at the mini roundabout with The Woodlands Hotel take the second exit to join Station Road. Immediately turn right into Cotmaton Road and follow the road to the crossroad junction with Glen Road and Bickwell Valley. Continue straight across to stay on Cotmaton Road, passing Cotlands on the right and Witheby on the left. Continue up the hill where Moorcourt Close will be found on the right. The house will be seen on the right hand side.

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.



TOTAL FLOOR AREA : 2068 sq.ft. (192.1 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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