



HARRISON
LAVERS &
POTBURY'S

The Old Stables
3 Balfour Mews
Balfour Manor
Sidmouth EX10 8XL

£795,000 FREEHOLD

Four bedrooms – Two Bathrooms – Double Garage.
Beautifully presented mews house offering
deceptively spacious accommodation and having a
lovely private garden which has been designed for
ease of maintenance.

This most interesting attached property forms part of the beautiful Balfour Manor estate which includes stunning grounds of approximately 26 acres which the residents all have the use of. 'The Old Stables' is one of three properties that surround an attractive courtyard entrance, all three having been converted from former stables to the main house.

On entering the house, the reception hall immediately gives the impression of space and character with its high ceiling and attractive staircase rising to the upper floor. Four built in cupboards offers lots of storage and there is a useful cloaks/WC fitted with a modern white suite.

The sitting room and separate dining room are both very well proportioned, the dining room having French doors and the sitting room enjoying a lovely dual aspect with a wide bay window, a further set of French doors and an attractive polished stone fireplace with gas fire.

The dual aspect kitchen/breakfast room picks up the morning sun and has French doors opening into the garden. An excellent range of kitchen cupboards and worksurfaces provide lots of storage and include a large corner larder unit.





A feature gas fired Aga has multi ovens and two hot plates and in addition there is a freestanding electric oven with hob, along with a larder fridge and freestanding dishwasher. A useful adjoining utility room offers further storage and sink unit, has space for a washing machine and freezer and has a further door leading into the garden.

An impressive staircase has a purpose built stairlift rising to the upper floor with the landing having a part vaulted ceiling along with access to the roof space. A large airing cupboard has lots of fitted shelving.

The main bedroom suite enjoys a southerly aspect, the bedroom being well proportioned and having an adjoining walk-in wardrobe which is extensively fitted with shelving and hanging rails. The en-suite bathroom is beautifully fitted comprising a bath, shower cubicle, WC and wash basin, and with further storage cupboards. There are three further bedrooms, two being guest bedrooms having fitted wardrobes and the fourth bedroom is currently being used as a study, having a built-in desk unit and storage. A spacious family bathroom has a tiled floor and part tiled walls and comprises a bath, shower cubicle, WC and wash basin with vanity cupboards below.

The accommodation is beautifully presented throughout and features gas fired central heating and uPVC double glazed windows.



The private gardens are predominantly to the south and east side of the property and have been designed for ease of maintenance, having extensive paved patio areas and adjoining borders containing numerous ornamental trees and shrubs. The garden provides much privacy with paved areas being ideal for seating and entertaining.

The double garage measures approximately 5.3m x 5.5m and has an up and over door, light and power.

Sidmouth's town centre and beautiful Regency esplanade is approximately three quarters of a mile away and offers an excellent range of facilities and services.





MATERIAL INFORMATION

TENURE Freehold. The property enjoys the use of the grounds of the Balfour manor Estate - There is a charge of £130 per calendar month which is a contribution to maintenance of these grounds.

SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted speeds up to 1800 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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

POSSESSION Vacant possession on completion.

EPC: D

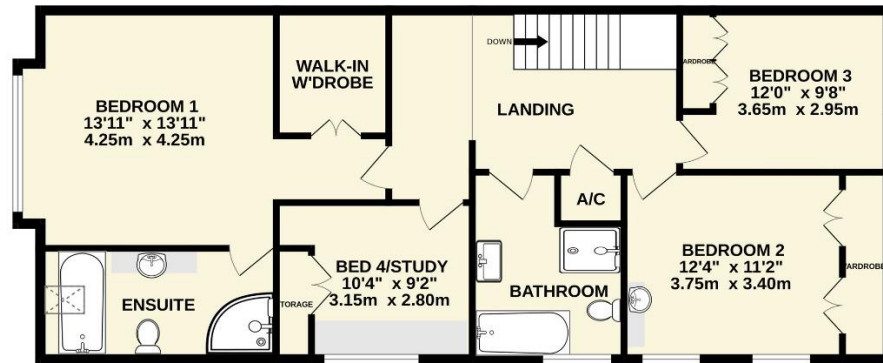
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VIEWING Strictly by appointment with the agents.



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.

1ST FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



GROUND FLOOR
1169 sq.ft. (108.6 sq.m.) approx.



TOTAL FLOOR AREA : 2174 sq.ft. (202.0 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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