



HARRISON  
LAVERS &  
POTBURY'S



# 4 Porch Cottages, Church Street Sidford, Sidmouth EX10 9RG

£225,000 FREEHOLD

**A charming Grade II Listed thatched cottage with patio garden and situated in the centre of Sidford.**

The cottage offers well-presented accommodation arranged over two floors and still retains much of its original character and charm, with exposed timbers and a feature fireplace to the sitting room.

A thatched porch and front door opens into the sitting/dining room which enjoys a lovely dual aspect with window seat and the fireplace having a substantial beam over. An adjoining kitchen offers storage along with worksurfaces and there is a built-in electric oven, hob, cooker hood and integrated fridge, along with a freestanding washing machine. A built-in cupboard offers further storage and houses the gas fired boiler.

From the inner hall is a bathroom and separate WC, both fitted with a white suite, the bathroom having a shower over the bath.

A wide staircase rises to the upper floor, with the landing giving access to the roof space along with two double bedrooms, both featuring exposed timbers. The main bedroom enjoys a lovely easterly aspect with storage cupboard and the second bedroom has a fitted wardrobe. The first floor also has a useful cloaks/WC comprising a WC and wash basin.







The accommodation is very well presented and in more recent years the cottage has been a successful holiday let.

Gas fired central heating is installed and the majority of the windows have secondary glazing.

There is a garden area with the cottage which is designed for ease of maintenance, the main area being paved and having plenty of room for tubs and troughs along with a table and chairs. There is a timber garden shed and a further area of garden to the front of the cottage is paved, having shrub borders and stone walling to the front boundary.

The cottage is within a few minutes-walk of village amenities which includes regular bus services to the surrounding area. Within a quarter of a mile is an entrance into The Byes, a delightful riverside walk and cycle track leading to Sidmouth's town centre and seafront.

**MATERIAL INFORMATION SERVICES** - Mains gas, electricity, water and drainage are connected. The property has a flying freehold. Right of Way – the adjoining cottage (number 5) has a pedestrian access across number 4 pathway to access their property.

**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available with predicted speeds up to 1000 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 C.

**EPC: Grade II Listed**

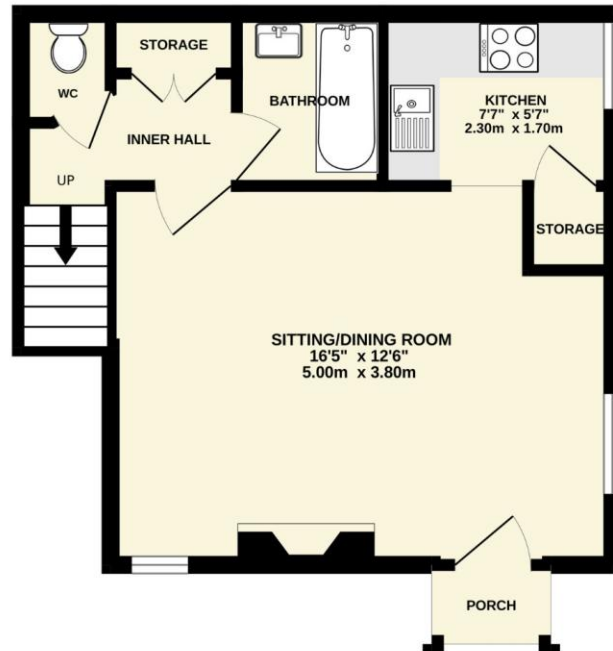
**POSSESSION** Vacant possession on completion.

**REF: DHS02510**

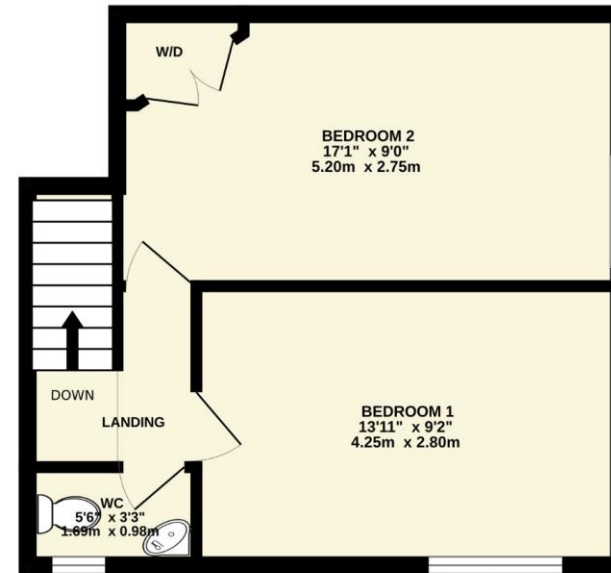
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 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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**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.



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