



HARRISON
LAVERS &
POTBURY'S

Salcombe Croft Beatlands Road Sidmouth EX10 8JH

£1,350,000 FREEHOLD

A most attractive and beautifully presented 1920's detached house, standing on a stunning plot of around a third of an acre and only a third of a mile from the seafront.

Built in 1927, this attractive and individual house has in more recent years been the subject of considerable alteration, extension and improvement. It now offers both spacious and flexible ground floor accommodation, fitted and finished to the highest standards, yet sympathetic to the period of the house.

A covered entrance with oak pillars leads into the entrance hall where a period turning staircase rises to the first floor passing a tall window, filling the area with light. The hallway has storage, a cloakroom/WC and is fitted with oak doors. The heart of the home is the open plan kitchen/dining and living room, which is a superb dual aspect room, beautifully appointed with a modern (2023) kitchen. Contrasting colours give it a contemporary feel, with light grey granite covering the preparation island and worksurfaces. There is a built-in larder fridge and separate larder freezer, two ovens, a microwave/combi oven, large induction hob with pop up extractor and a dishwasher. Storage is excellent with numerous cupboards, pan drawers and corner units. The room extends to a living area with log effect fire and inset television and to a dining space for a table of eight. The room has a partially vaulted ceiling with two Velux windows and there is an adjoining utility room fitted to match the kitchen with a built-in drinks' fridge and space for a washing machine and tumble dryer.





The sitting room is spacious with a large corner window, enjoying an outlook that extends to Peak hill and the golf course. A sandstone fireplace is fitted with an electric log burner effect fire and is open plan to the garden room. The garden room features four glazed folding doors with a beautiful view looking down the garden. A separate lounge is currently used as a television and film room but would make for a comfortable fourth double bedroom if required. Lastly on the ground floor there is a boot room that has large fitted storage for coats and shoes. Beyond the boot room is the study, a dual aspect room providing a comfortable space for two desks for those who work from home.

Upstairs, the main bedroom is a particular feature of the property with its dual aspect with views to the sea, floor to ceiling fitted wardrobes in addition to generous eaves storage cupboards. A spacious en suite shower room has a twin sink vanity surface with built in storage and a mains shower. From the bedroom a pair of glazed doors open onto a generous, covered balcony that takes in a simply breathtaking view south westerly over the garden, The Sid Valley, along Peak Hill and out to sea. There are two further double bedrooms, both with floor to ceiling fitted wardrobes and served by a main bathroom with separate mains shower cubicle.

The property is approached through a pair of electric, cedar gates that open onto a large gravel driveway, providing parking for numerous cars and leading to a large, detached garage. Although elevated on its plot, the property can not be seen from the road and as such offers a peaceful and secluded setting. In all the plot extends to around a third of an acre with the main garden area lying to the front with a south westerly aspect. Expansive lawn is bordered by well stocked beds and there are a number of small mature trees. A large patio adjoins the house and extends to the side passing a hot tub beyond which lies a secluded terrace, having a westerly aspect overlooking a smaller area of lawn garden with vegetable plot. The front door is to the far side of the house where there is a useful room for bin storage and an EV charging point. The house can also be accessed on foot and by car from Hillside Road along a private driveway shared by two other properties.







Beatlands Road is a prime residential address on the eastern slopes of The Sid Valley, a short walk from The Byes and River Sid. At the far end of Beatlands Road where it meets Cliff Road, a pathway descends to Alma Bridge, crossing the River Sid and joining Port Royal and the esplanade. As such, the town centre with its broad range of independent shops, High Street chains and popular restaurants is just a third of a mile walk away.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with predicted download speeds of 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 **G**.

POSSESSION Vacant possession on completion.

EPC: tba

REF: DHS02525

DISCLAIMER One of the owners of this property is an employee of Harrison-Lavers & Potbury's.

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.



GARAGE
17'7" x 16'5"
5.35m x 5.00m

1874 sq.ft. (174.1 sq.m.) approx.

GARDEN ROOM
13'5" x 13'7"
4.10m x 4.15m

STUDY
13'5" x 8'4"
4.10m x 2.55m

SITTING ROOM
13'11" x 21'2"
4.25m x 6.45m

LOUNGE/BED 4
13'9" x 13'9"
4.20m x 4.20m

KITCHEN/DINING/LIVING ROOM
21'6" x 21'8"
6.55m x 6.60m

UTILITY

BIN STORE

ENTRANCE HALL

CLOAKS/BOOT RM
9'10" x 9'2"
3.00m x 2.80m

WC

UP

DOWN

LOBBY

CUPBOARDS

F. PORCH

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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