



HARRISON
LAVERS &
POTBURY'S

Quest
Griggs Lane
Sidmouth
EX10 9QF

Guide Price
£1,500,000 FREEHOLD

Situated in a desirable rural position and enjoying a beautiful westerly aspect, a most attractive and substantial Grade II Listed property which includes approximately 11 acres of grounds and a self-contained annexe.

Occupying an elevated west facing position, this impressive property enjoys far reaching views across the Sid Valley while benefitting from the peace and privacy of a countryside setting, just a mile and three quarters from Sidmouth's town centre and seafront.

The property is situated at the top of Griggs Lane, with gates opening onto a large forecourt/parking area, leading to a double garage. There are formal gardens to both the front and rear of the house, both gently sloping, mainly laid to lawn with shrubs and trees including numerous apple trees. There is also a disused tennis court which is now somewhat overgrown. The covered verandah stretches along the front elevation taking full advantage of the aspect and afternoon and evening sun.

To the other side of Griggs Lane lies the majority of the land comprising grass pasture, fencing and mature boundaries, along with a further parking area and enclosed yard with stable block, storage barn and garage.





The house boasts generous and flexible accommodation retaining much character and charm, the majority of rooms enjoying the aspect and views. The self-contained annexe has its own front door, however, can also be accessed from the main house.

An entrance porch leads into an impressive reception hall which runs through the centre of the house opening onto the west facing verandah. There are three main reception rooms, two worthy of particular mention, being of good proportion and having fireplaces and French doors with shutters also opening onto the verandah. A separate study has a wood burning stove and there is a useful ground floor shower room along with a garden room to the south side again with French doors. An adjoining hobbies room has a WC off.

The farmhouse style kitchen is perfect for informal dining and offers a range of storage cupboards and worksurfaces, a fitted oil-fired Aga along with a split-level electric oven, hob, cooker hood and freestanding dishwasher. There is an adjoining walk-in pantry with utility cupboard off and a boot room housing the oil-fired boiler and having a sink unit and back door.

A broad staircase rises from the reception hall to the first floor landing which is spacious with feature windows to either end and enjoying a lovely outlook over the adjoining countryside, the landing also giving access to the annexe. There are five bedrooms, the fifth bedroom currently being used as a dressing room to the main bedroom which has fitted wardrobes. Bedroom two has an en suite shower room and there is a separate family bathroom.

The property is now in need of general modernisation throughout. Oil-fired central heating is installed, the first floor has secondary glazed windows and the thatch to the main roof was replaced during 2021/22.







The unspoilt town of Sidmouth is situated on the Jurassic Coast and offers a broad range of amenities to include Waitrose, numerous independent shops, High Street chains and popular restaurants.

SERVICES Oil fired central heating. Mains electricity. Private water and drainage are connected.

BROADBAND AND MOBILE Standard broadband is available with predicted download speeds of 18 mbps. Mobile coverage is available from EE, Three and O2 and is good outdoors only. Vodafone is variable indoors & good outdoors. Information provided by Ofcom – July 2025.

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

POSSESSION Vacant possession on completion.

EPC: Grade II Listed

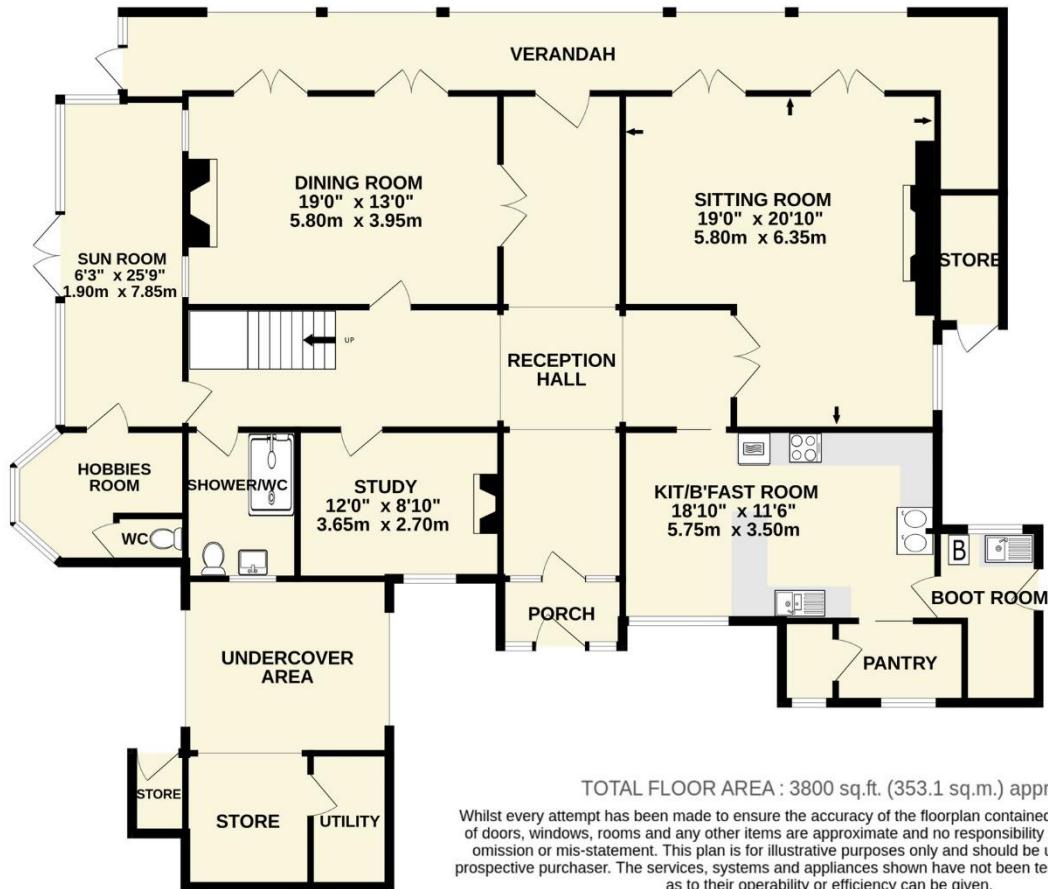
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VIEWING Strictly by appointment with the agents.



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.

GROUND FLOOR
2279 sq.ft. (211.7 sq.m.) approx.



TOTAL FLOOR AREA : 3800 sq.ft. (353.1 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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1ST FLOOR
1522 sq.ft. (141.4 sq.m.) approx.



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