



HARRISON  
LAVERS &  
POTBURY'S



Glencoe  
Seafield Road  
Sidmouth  
EX10 8HF

Guide Price  
£1,350,000 FREEHOLD

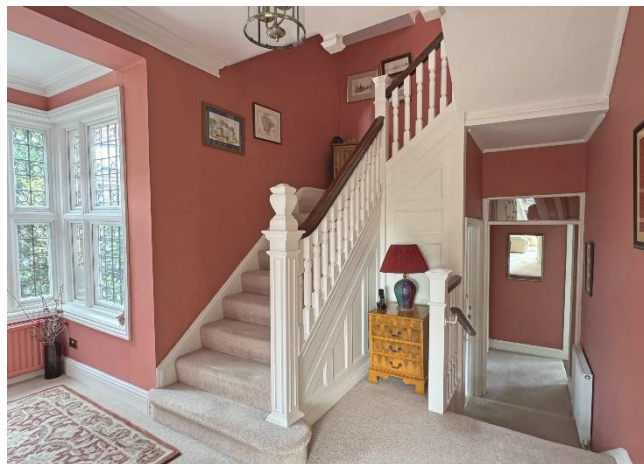
**Situated within a short stroll of the town centre and seafront, a most attractive detached house with south facing garden and a large double garage.**

Glencoe was constructed circa 1900 and designed by the noted architect R W Sampson. Situated in a tucked away location to the west side of the town centre, the house has most attractive elevations and is set in almost level, mature garden which extends to approximately a quarter of an acre.

From Seafield Lane, a generous brick paved driveway provides ample parking and turning and gives access to a more recently built double garage which has an electric roller door along with stairs rising to a boarded storage room above. The gardens are predominantly to the south side of the house with areas of lawn and well stocked shrub borders, along with extensive paved patio areas which are ideal for entertaining and take full advantage of the southerly aspect.

The main entrance to Glencoe is via Seafield Lane, however there is also a pedestrian access into Seafield Road.

The house offers well presented accommodation arranged over three floors, with most rooms being very well proportioned, typically of its era. On entering the







house, the reception hall has a feature leaded light window, along with a substantial staircase rising to the upper floors and there is also a useful cloaks/WC off, along with a walk-in larder. The living room enjoys a triple aspect with large bay window, feature fireplace and double doors open into a uPVC double glazed conservatory which has a vaulted ceiling and French doors leading into the garden. A separate sitting room has a fireplace and wide bay window, enjoying a southerly aspect and the kitchen/dining/family room enjoys a triple aspect, predominantly south and also gives access into the garden. The kitchen area offers an excellent range of cupboards and granite worksurfaces, providing ample storage and appliances comprise a built-in split level oven with warming drawer, an induction hob with cooker hood over along with an integrated fridge/freezer and dishwasher. The room enjoys a lovely outlook over the garden and has plenty of room for a good size table and chairs. An adjoining rear hall is ideal for coats and shoes and there is a further back door along with access into an adjoining utility room which offers further storage, with a sink unit and space and plumbing for a washing machine and dryer over.



To the first floor there are three bedrooms, one currently being used as a dressing room and connects to the main bedroom via double doors. The main bedroom enjoys a westerly aspect, has a spacious en-suite shower room and there is a further shower room to this floor, which along with the en suite is fitted with an attractive white suite. From the landing, stairs lead to the second floor where there are two further bedrooms, one enjoying a lovely view across the valley towards Salcombe Hill and the other towards Muttersmoor. A separate bathroom has a modern white suite comprising a bath, separate shower cubicle, WC and wash basin.









Gas central heating is installed, the boiler is housed within the utility room and the windows are uPVC double glazed apart from the leaded light window to the reception hall which is secondary glazed.

Sidmouth town centre and seafront offer an excellent range of facilities and services and nearby at The Triangle there are regular bus services to the surrounding area.

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

**BROADBAND AND MOBILE** Standard and Superfast broadband are available with predicted download speeds of 80 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. (as at September 2025)

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

**POSSESSION** Vacant possession on completion.

**EPC:** tba

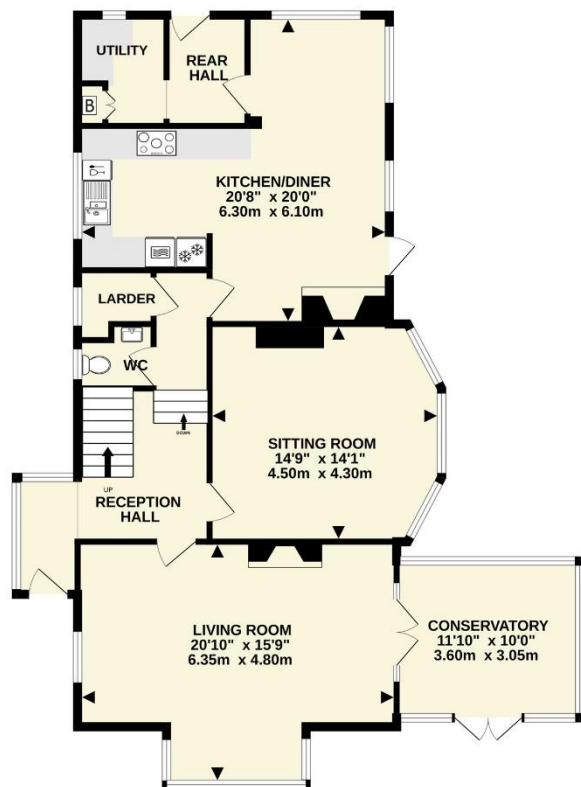
**REF:** DHS02581

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

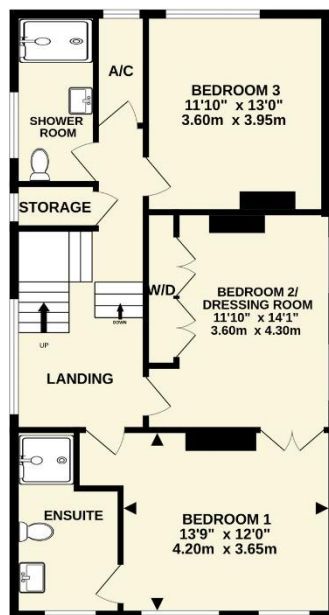
**IMPORTANT NOTICE** If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to 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.



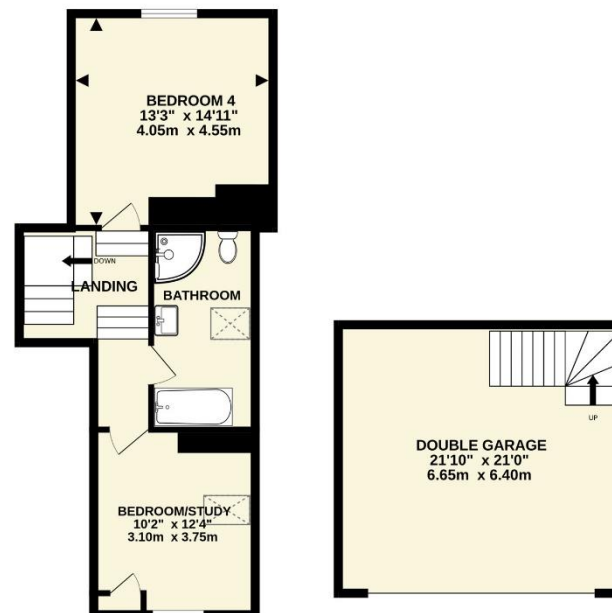
GROUND FLOOR  
1133 sq.ft. (105.2 sq.m.) approx.



1ST FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



2ND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 2695 sq.ft. (250.3 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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