



HARRISON  
LAVERS &  
POTBURY'S



9 Cotford Road  
Sidbury  
Sidmouth  
EX10 0SG

£395,000 FREEHOLD

**A charming and beautifully presented Grade II Listed cottage, situated in the heart of this popular East Devon village just three miles from the sea at Sidmouth.**

The subject of a comprehensive yet sympathetic modernisation and refurbishment within the last seven years, the property now presents in very good order throughout, with modern fixtures and fittings and gas central heating. The front door opens into a living/dining room, featuring a log burner and a south facing aspect. A doorway leads into the kitchen which is fitted with a range of units to include a built-in oven, electric hob, dishwasher and fridge. A deep cupboard beneath the stairs provides space and plumbing for a washing machine and there is a stable door into the rear garden. A separate sitting room benefits from the south facing aspect to the front. An inner hallway has stairs rising to the first floor and gives access to the ground floor bathroom which is well appointed, with a mains shower over the bath.

On the first floor there are two double bedrooms and two single bedrooms. Bedrooms one and two both have built in wardrobes and enjoy the south facing aspect to the front, whilst the two single rooms have a delightful outlook over the rear garden.

A particular feature of the property is the superb rear garden that is much larger than average. There are areas of lawn garden, a paved patio close to the house, a shed providing power for additional appliances, a raised, decked terrace perfect for summer evenings beyond which lies a productive







garden area, with vegetable plots and a greenhouse. The other side of the garden gate is a modern storage shed and a pathway up to the detached garage. The garage is a particularly good size with power, light and double glazed windows and could lend itself to a variety of uses.

The property stands at the heart of the village, within a Conservation Area and on the doorstep of all village amenities. These include a popular public house, convenience store/butchers, an active village hall, primary school and regular bus services to Honiton and Sidmouth.

Sidbury is an unspoilt village within East Devon's Area of Outstanding Natural Beauty and is only three miles from the Jurassic Coast and seafront at Sidmouth. Sidmouth has a broad range of independent shops, High Street chains, Waitrose and Lidl.

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

**BROADBAND AND MOBILE** Superfast broadband is available in the area with predicted download speeds of up to 80 mbps. Good outdoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - October 2025.

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

**EPC: N/A Grade II Listed**

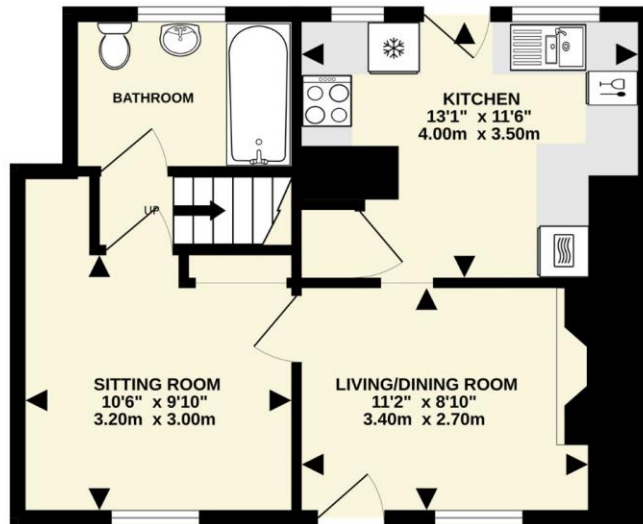
**REF: DHS02594**

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

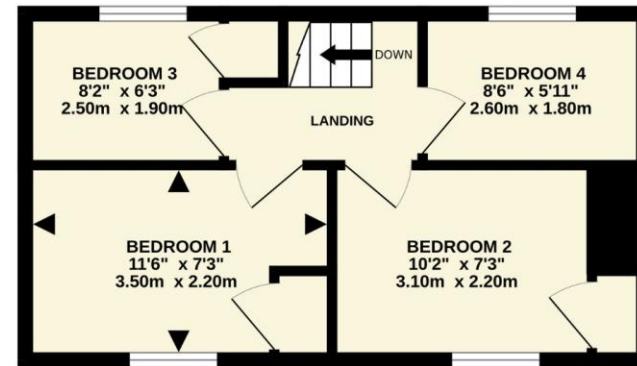




GROUND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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