



1
Strathmore



HARRISON
LAVERS &
POTBURY'S

Strathmore
1, Newlands Road
Sidmouth
EX10 9NL

£785,000 FREEHOLD

A large, four bedroom, detached house, recently extended and modernised and enjoying a lovely southerly aspect with views over the Sid Valley and to the sea.

This substantial, detached house has in recent years been the subject of considerable alteration, extension and improvement and now features spacious and modern accommodation arranged over three floors.

On entering the house, a generous reception hall has an Oak staircase with glazed panelling rising to the upper floors and there are fitted cupboards providing ample storage along with a useful cloakroom fitted with WC and wash basin.

The heart of the home is the open-plan kitchen/dining/living room which enjoys a superb, southerly aspect with part-vaulted ceiling, Velux windows and wide patio doors opening into the garden. The beautifully appointed kitchen offers contrasting colours giving it a contemporary feel, with light grey Corian covering the preparation island and work surfaces. Built-in appliances comprise a split-level electric oven, microwave/combi oven, warming drawer, wine cooler, larder fridge and freezer, along with a dishwasher and induction hob with extraction unit. Storage is excellent with numerous cupboards, pan drawers and larder unit. The room extends to a living/TV area and to a dining space for a table of eight.





An adjoining utility room offers further storage, space for further appliances and gives access to a storage room which has an up and over door to the front driveway.

A separate snug/sitting room has an east aspect and offers flexibility to the ground floor accommodation.

To the first floor there are three double bedrooms, two enjoying a lovely southerly aspect and taking full advantage of the views over the Sid Valley. Bedroom two has an en-suite shower room and there is a separate family bathroom, both fitted with modern white suites and featuring shower cubicles. The landing has a spacious feel with a range of fitted storage cupboards.

Upstairs, the main bedroom is a particular feature of the property, enjoying a southerly aspect with French doors and Juliette balcony. From here there are stunning views over the Sid Valley to Muttersmoor, Salcombe Hill and to the sea. A spacious en-suite bathroom features a large bath, separate shower cubicle, WC and wash basin and again, enjoys some lovely views. Gas fired central heating is installed and the windows are uPVC double glazed.

Adjoining the front of the house is an extensive gravel driveway providing ample parking and there is access to both sides of the house. An up and over door gives access to the storage room and has a useful adjoining undercover area. The rear garden enjoys a southerly aspect, being mainly laid to lawn with a wide raised, decked terrace adjoining the rear of the house which takes full advantage of the aspect. There are also several timber sheds providing ample storage.

Newlands Road is conveniently situated for local amenities at Sidford and there is a regular bus service on Sidford Road. Sidmouth College is also within walking distance, as is The Byes, a delightful riverside walk and cycle track leading to the town centre, which is approximately a mile and a half away.







The town centre offers a broad range of independent shops, High Street chains, popular restaurants and coffee shops along with its beautiful esplanade and sea front.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted speeds of up to 1000 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. (as at October 2025)

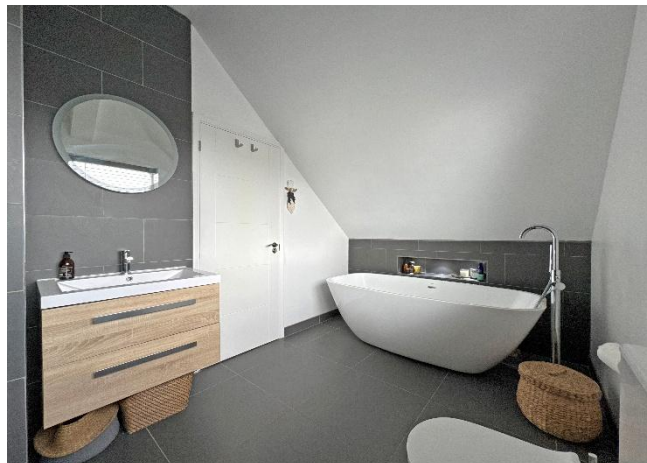
OUTGOINGS We are advised by East Devon District Council that the council tax band is E.

POSSESSION Vacant possession on completion.

EPC: C

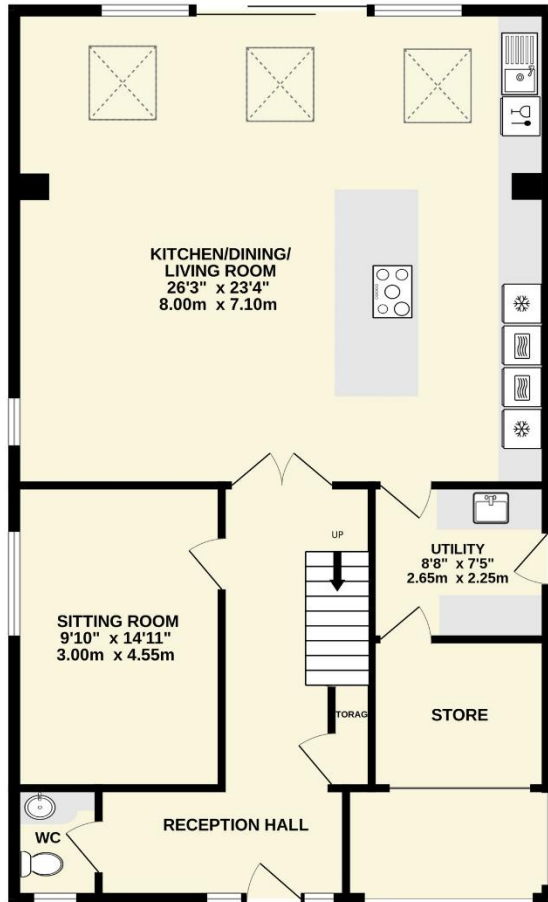
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VIEWING Strictly by appointment with the agents.

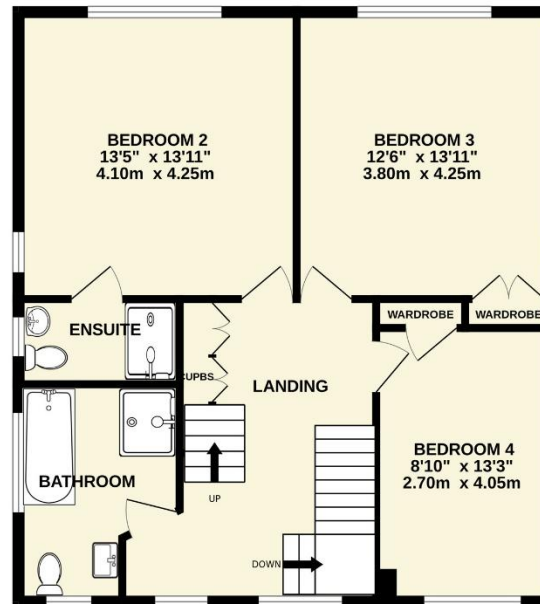


IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third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

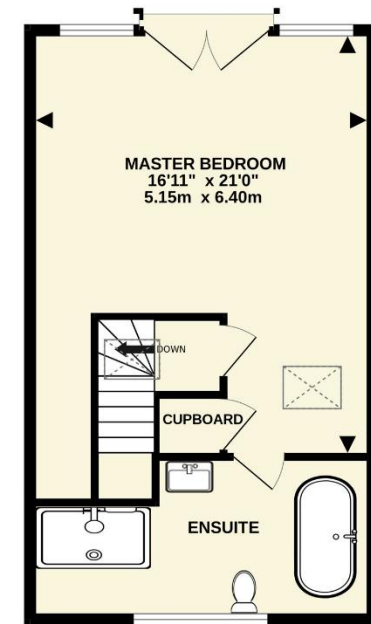
GROUND FLOOR
1140 sq.ft. (105.9 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



2ND FLOOR
494 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 2392 sq.ft. (222.2 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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