




WHITTON & LAING

Knowhow. It comes from experience.

Higher Way
Harpford
Sidmouth
EX10 0NJ





Worth viewing because...

This stunning ground floor apartment is situated within Harpford House, a beautiful building set in fantastic grounds. The property has three good sized bedrooms, two spacious reception rooms, a kitchen, breakfast room and two bathrooms. The property also comes with over 0.25 acres of gorgeous private gardens and has parking and a garage. Beautifully presented and available with no onward chain, this unique opportunity is wholeheartedly recommended by the sole agent.

In brief...

- A STUNNING GROUND FLOOR APARTMENT
 - SITUATED WITHIN A FORMER MANOR HOUSE IN HARPFORD
 - THREE SPACIOUS BEDROOMS, TWO BATHROOMS
 - TWO LOVELY RECEPTION ROOMS, KITCHEN & BREAKFAST ROOM
 - SUPERBLY PRESENTED AND MAINTAINED BY THE CURRENT OWNERS
 - LARGE, EXPANSIVE PRIVATE GROUNDS OF AROUND 0.25 ACRES
 - GARAGE AND PARKING PLUS SEATING AREAS
 - NO ONWARD CHAIN
 - COUNCIL TAX BAND 'C' EPC = D
 - SHARE OF FREEHOLD
- REF: DWE07860

In more detail....

This beautifully presented ground floor apartment comes to the market for the first time since 2006 and has been lovingly refurbished to create a home of real quality. The property also has large, well-proportioned accommodation throughout being located at the back of the original house makes it feel more like a bungalow than an apartment.

The private entrance opens into the dining hall with a window to the rear overlooking the private seating area, doors lead to the kitchen and sitting room. The kitchen is a long room with fitted wall and base units on either side. There are fitted appliances including oven, hob, extractor, fridge/freezer and dishwasher, a window overlooks the communal courtyard. There is an opening into the breakfast area and a door through to the utility, where there is space for a washing machine and tumble dryer. both the breakfast room and utility have doors leading outside. The sitting room is a beautifully light and spacious room with a feature fireplace at it's centre and a door outside to the garden.

There is an inner hall from the sitting room that leads to all three bedrooms and the bathrooms. Bedroom one is a large double room with a feature fireplace and two windows overlooking the patio seating area. Just off the bedroom is a there is also a shower room and a good-sized walk-in wardrobe/store, this area can be closed off to create a private master suite. Bedroom two is a generous, light, double aspect room with windows to the front and side. Bedroom three is a large single room or small double with a window to the front. The bathroom has both a bath and shower plus an airing cupboard and a window.

Externally, there are beautifully kept private gardens that belong to the property, approx. 0.25 acres of lawned gardens with mature trees and a garden shed. There is also a private area from the breakfast room/sitting room and a patio seating area. There is a large garage plus parking within the courtyard.

Overall, this is a fine and rare opportunity to acquire a home of both quality and quantity in equal measure. The property is available with no onward chain and early viewing is advised, sure not one to be missed!



What the owner likes...

"Harpford is a peaceful place and we fell in love with it the first time we visited. Our family have spent many happy holidays here too.

We will be sad to leave but think this is the right move for us at this time in our lives. Time to let someone else enjoy it all.

Our long garden was a great place to play hide and seek and cricket with our grandchildren."



The location...

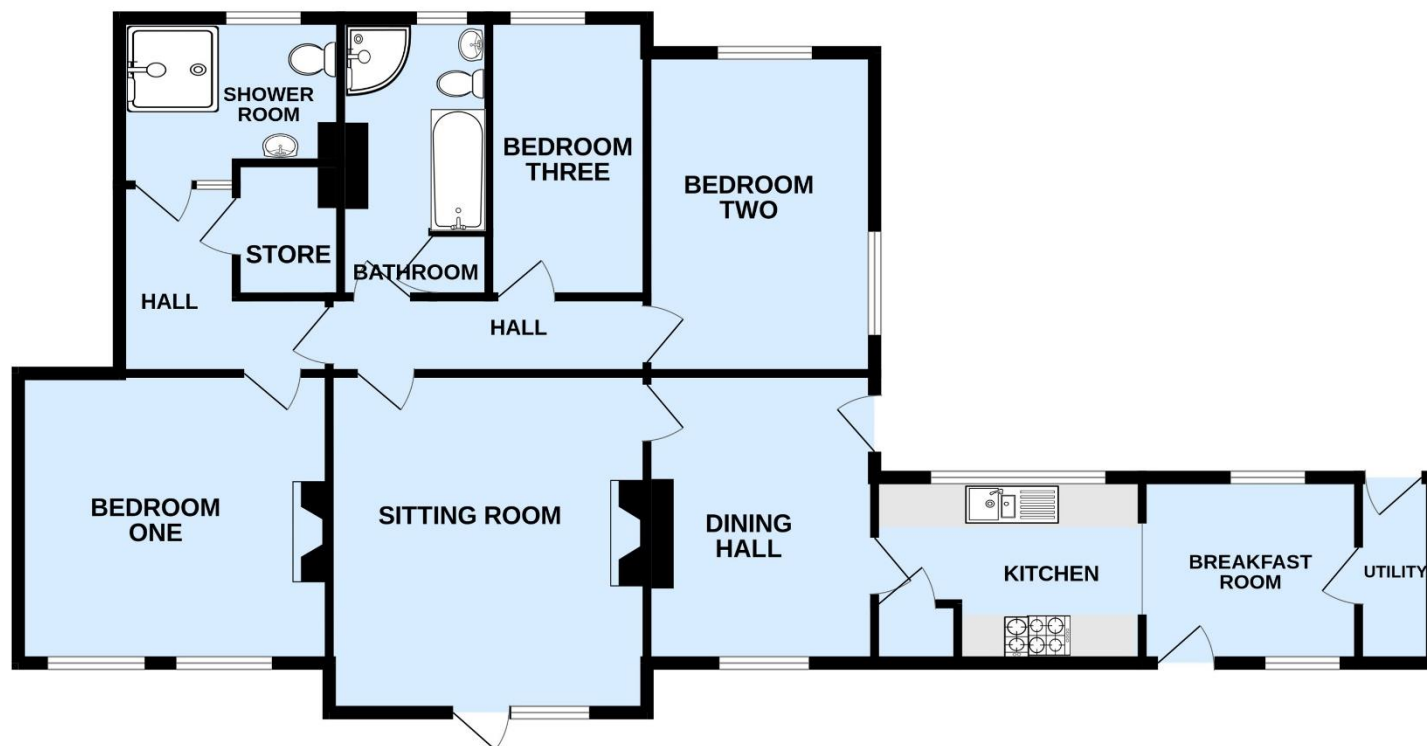
Harpford is a small village in East Devon between Newton Poppleford and the seaside town of Sidmouth. There is a village hall and St. Gregory's Church which, in its current form dates back to the 14th Century. Newton Poppleford has a village shop and several other amenities including a school, pubs and restaurants. The popular town of Sidmouth is under three miles away with its many shops and beautiful seafront. Harpford is just off the A3052 which heads east towards the coastal town of Lyme Regis or West towards the historic city of Exeter.

Directions...

From Exeter leave on the A3052 (Sidmouth Road) all the way through to Newton Poppleford. As you leave the village you will head over a bridge and see a left turn for Lower Way, ignore this and take the next left onto Higher Way and proceed for approximately 300 yards and Harpford House will be on your right.



GROUND FLOOR



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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Accommodation:

Sitting Room:

15' 0" x 14' 1" (4.56m x 4.29m)

Dining Hall:

13' 1" x 9' 9" (3.99m x 2.96m)

Kitchen:

11' 11" x 8' 2" (3.64m x 2.5m)

Breakfast Room:

9' 7" x 8' 3" (2.91m x 2.51m)

Utility/Vestibule:

Inner Hall:

Bedroom One:

13' 9" x 12' 10" (4.2m x 3.9m)

Shower Room:

9' 9" x 7' 4" (2.97m x 2.24m)

Bedroom Two:

14' 2" x 9' 5" (4.33m x 2.88m)

Bedroom Three:

12' 4" x 6' 11" (3.75m x 2.1m)

Bathroom:

12' 3" x 6' 6" (3.73m x 1.98m)

Walk-in Store/Wardrobe:

Garage:

14' 3" x 12' 2" (4.34m x 3.71m)

Outside:

Aprox. 0.25 acres of private gardens
two further garden seating areas
Garage and parking

Lease Information:



As a member of "The Experts in Property" network, we'll market your property through over 70 member offices across the southwest – and through the new Distinctly Westcountry office in Central London!

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