



Deepway, Sidbury

Guide Price £350,000

3 2 1



This beautiful Grade II Listed property occupies a peaceful position within walking distance of the Sidbury village amenities and enjoys wonderful rural views. The property is presented in excellent order throughout and retains a wealth of original character features including exposed beams, wooden flooring and a deep Inglenook fireplace with a multi-fuel burner. There is an LPG gas central heating system with a modern Worcester boiler and the majority of the well maintained wooden framed windows are double glazed. The property has recently served as a superb investment and is regarded as an excellent holiday home but would also suit as a comfortable retirement property.

ENTRANCE PORCH Glazed double opening front doors with further internal stable door, side seating and storage.

SITTING/DINING ROOM A fantastic triple aspect room with north and south facing double glazed windows. Feature bow window with seating and views over the River Sid and along Bridge Street. Deep Inglenook fireplace with exposed stonework and Vermont multi-fuel burner. Understairs storage cupboard. Stripped pine flooring. Radiator. Behind an original panel door stairs rise to the first floor.

KITCHEN Well fitted with a comprehensive range of base and eye level storage cupboards with wide expanse of roll edged worksurfaces and tiled splashbacks. Inset stainless steel sink and drainer with matching mixer tap. Indesit electric oven with four ring gas hob. Recess suitable for full height fridge/freezer. uPVC double glazed window with views over the rear garden and half glazed door opening on to the rear terrace.

UTILITY CUPBOARD Utility Cupboard: Accessed at the rear of the property, with an undercover drying area, is a lockable Utility Store with space and plumbing for washing machine and further appliance space over.

LANDING Hatch to insulated and boarded loft space. Cleverly fitted store-cupboards. Radiator.

BEDROOM 1 A light and airy room enjoying impressive views from the west facing double glazed window. Deep fitted wardrobe. Stripped pine flooring. Radiator.

EN SUITE SHOWER ROOM Well fitted with a modern matching white suite comprising corner shower cubicle with sliding glass doors housing Grohe thermostatically controlled shower unit. Matching wash basin. Low level wc. Mirror fronted medicine cabinet. Shaver point. Vinyl flooring. Ladder radiator. Extractor.

BEDROOM 2 North facing secondary glazed window enjoying views over nearby fields. Feature recessed shelving.

BEDROOM 3 South facing wooden framed double glazed window with views over the garden. Recessed shelving. Radiator.

BATHROOM Well fitted with matching white suite comprising panelled bath with mixer tap. Pedestal wash basin. Low level wc. Double glazed window enjoying views over the rear garden. Mirror fronted medicine cabinet. Ladder radiator. Vinyl flooring.

GARDEN The south facing cottage-style gardens are a particular feature mainly laid to lawn with a paved terrace ideal for sitting out and alfresco dining. Bordered by a low feature stone wall and mature planting. The gardens lead to the private parking area with LPG canister storage and a separate bin store.





- Entrance Porch
- Beautiful Inglenook Fireplace
- Master Bedroom with En Suite Shower Room
- Family Bathroom
- No onward chain
- Sitting/Dining Room
- Kitchen
- Two further Bedrooms
- Off Street Parking
- Grade II Listed



Ottery St. Mary
 Exeter
 Sidmouth

01404 814 306
01392 984 511
01395 512 544

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk



Redferns is a trading name of Redferns Ottery St Mary Limited. Registered in England and Wales 48170778. Registered office 8 Mill Street, Ottery St Mary, EX11 1AD