



Stintway Lane, Sidmouth

Guide Price £725,000

4 1 2



Valley Cottage sits at the foot of Muttersmoor, enjoying an elevated position over this picturesque coastal town. The beach, town centre, golf club and the highly rated St. John's School are all within comfortable walking distance.

Sidmouth, a 'Regency Town by the Sea' is situated on the East Devon coast, around the coastline from Exeter to Lyme Regis in neighbouring Dorset. Other sought-after affluent coastal towns and villages are only a short drive away, these include Budleigh Salterton, Branscombe and Beer ensuring the town remains a desirable place to live. The Cathedral City of Exeter is easily accessible, being approximately 17 miles with the M5 motorway providing excellent communication links throughout the county.

This much-loved family property comes to market for the first time in 40-years. The property is in need of renovation and modernisation but offers a superb opportunity to refurbish and possibly extend to meet the exact requirements and personal tastes of both families and retired occupants alike. The accommodation comprises; reception hall leading to a dual aspect sitting room with French doors opening onto the garden. The formal dining room has a fireplace and the dual-aspect kitchen has a range of cupboards and drawers both at base and eye level whilst allowing room for modern appliances. There is a traditional larger cupboard and a utility room providing additional storage and appliance space, along with a cloakroom W.C.

On the first floor are four bedrooms and a family bathroom. The house also benefits from a gas central heating system and uPVC double-glazed windows.

The property is approached via a single track lane leading to only this cottage and subsequently the footpath onto Muttersmoor. The driveway has room for several vehicles. The garden is predominantly laid to lawn and is a blank canvas for a keen gardener to landscape. The mature boundaries of shrubs and trees provide an excellent natural screen, creating a feeling of seclusion, peace and quiet.

The garden is also a haven for the local wildlife in this truly idyllic setting. The total plot extends to 0.2 of an acre.

DIRECTIONS What3words///fortunate.jungle.hurry

SERVICES We understand all mains services are connected.

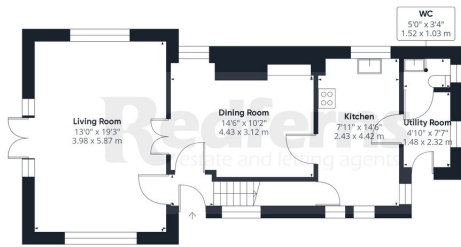
OUTGOINGS Council Tax Band F (as per Gov.UK Website at the date of first listing)

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk

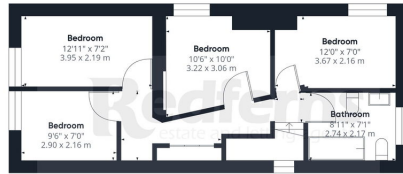
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. **2.** Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the





Floor 0



Floor 1

- Peaceful and secluded position
- Reception hall
- Formal dining room
- Four Bedrooms and family bathroom
- Large garden with views
- Direct access onto Muttersmoor
- Dual aspect sitting room
- Kitchen and utility room with W.C.
- Gas central heating with uPVC double glazed windows
- Must be seen to appreciate the location and potential on offer



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Ottery St. Mary
Exeter
Sidmouth

01404 814 306
01392 984 511
01395 512 544

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

