



Stephens Mayne, Harcombe Lane East, Sidford, EX10 9QH

Guide Price £675,000

4 2 2



Built in 1934, this attractive family sized detached home occupies a pleasant position on the northern fringes of the Sid Valley and enjoys fabulous westerly views of the surrounding countryside. Harcombe Lane East lies on the outskirts of Sidford, within a few minutes walk of a good range of local amenities and The Byes. There are regular transport connections to the town centre and Esplanade which is 2 miles distant.

The property, which has been extended, has been superbly maintained and retains many original features including bay windows and panelled doors. The accommodation briefly comprises a covered porch with pitch tiled roof above a wooden front door. The front door opens to a versatile reception space which has been used for several purposes through the current owners tenure including a study, music room and reading area. Beyond this space lies a hallway with stairs rising to the first floor and access to the remaining rooms on the ground floor. There is a spacious sitting room featuring a charming fireplace with composite hearth and surround with inset wood burning stove and a deep bay window with a glazed door opening onto the rear patio and gardens beyond. The dining room, which is another generously sized reception space, adjoins the living room and also has a deep bay window with glazed door providing access to the rear. Both rooms enjoy a delightful outlook over the rear gardens and beyond towards Core Hill and the surrounding countryside. There is a kitchen/breakfast room which has an extensive range of base and wall units in addition to three storage cupboards, including a pantry store. There is another bay window overlooking the front with distant views towards Trow Hill in the east. Beyond the kitchen is a lobby to a cloakroom and utility cupboard. Beyond the lobby area is a passage way with doors to both the front and rear gardens and a side door to the double garage.

The first floor offers four double bedrooms, a family bathroom and an en suite shower room. The master bedroom is a large double room with a bay window overlooking the rear. There is a fully tiled en suite shower room comprising a corner shower cubicle with thermostatic shower unit, pedestal wash basin, low level wc and heated towel rail. Bedroom 2 is another large double bedroom with a good selection of fitted wardrobes and a bay window overlooking the rear. Bedrooms 1 and 2 both enjoy spectacular westerly views through the Sid Valley and beyond to the surrounding countryside. Bedrooms 3 and 4 overlook the front and beyond towards Trow Hill in the East. The landing has a window over the stairs and an airing cupboard housing a modern Worcester combi boiler. The family bathroom is fully tiled and comprises a panelled bath, separate shower cubicle, pedestal wash basin, low level wc and heated towel rail.

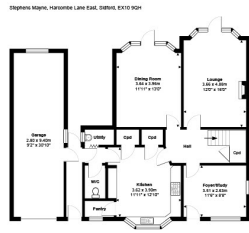
The property is approached through a five bar gate onto a brick paviour driveway which was laid in January 2022. The driveway offers ample room for parking and turning which provides access to the garage and the front door. A bank and established hedging, footed by a stone wall provides privacy to the front of the property. The rear gardens can be accessed via either side of the property and through a covered passage next to the garage. The westerly facing rear gardens are superbly kept, featuring a patio area which stretches across the width of the property before stepping down to the lawn. The patio is a perfect space for entertaining through the afternoon and evening and enjoys fabulous views. The gardens are enclosed with mature hedging and fencing and there are a beautiful array of plants and shrubs including a pair of productive apple trees. A vegetable patch is found at the bottom of the garden with a useful garden shed to the side.

A truly wonderful family home in a popular residential area. Early inspection recommended.

VIEWING By prior appointment with Redfern on 01395 512544

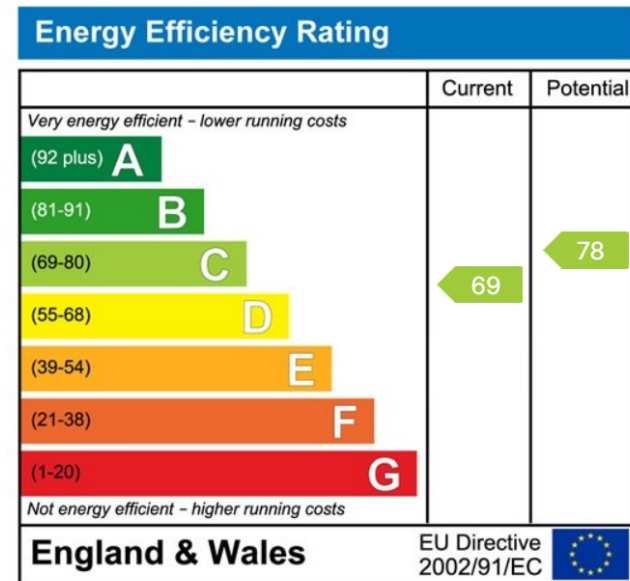
SERVICES We understand all mains services are connected





Measurements are approximate and for planning purposes only.

- Reception Hall
- Kitchen/Breakfast Room
- Four Double Bedrooms
- Excellent westerly facing rear gardens
- Attractive Brick Paviour Driveway and Tandem Double Garage
- Sitting Room and separate Dining Room
- Utility Cupboard and Ground Floor Cloakroom
- Family Bathroom and Master En Suite Shower Room
- Fabulous Views
- Energy Rating C



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