



SIDEHAM
BUCKFAST





Sideham, Grange Road, Buckfast



A DISTINGUISHED RESIDENCE WITH GLORIOUS DARTMOOR VIEWS

Set within almost half an acre of beautifully established gardens on sought-after Grange Road, Sideham is a distinguished and generously proportioned residence, commanding glorious views towards the rolling hills of Dartmoor.

With its handsome rendered elevations, clay-tiled roofs, gabled dormers and wisteria-framed windows, the house has an immediate sense of character and presence. Inside, more than 2,600 sq ft of wonderfully versatile accommodation unfolds across two floors, including elegant reception rooms, four double bedrooms and a first-floor balcony from which to enjoy the remarkable outlook.

The mature gardens are an integral part of Sideham's appeal, offering colour, privacy and space in abundance. A substantial detached garage and studio building provides an exceptional additional dimension. The impressive first-floor studio has its own separate heating system and is ideally suited to creative pursuits, working from home or leisure use, with the possibility of further potential subject to the necessary planning consents and any required change of use.

Gracious, individual and full of possibility, Sideham is a very special home in one of Buckfast's most desirable settings, offered to the market with no onward chain.



Welcome



A welcoming reception hall immediately establishes the generous proportions of the house. A turned-baluster staircase rises to the first floor, while doors lead naturally into the principal rooms and a cloakroom with WC is conveniently positioned nearby.

The living room is a wonderfully comfortable space in which to gather and unwind. A broad bay window draws in the natural light and frames views across the gardens, while the decorative fireplace creates an attractive focal point.

Alongside is the study, lined with bookshelves and opening through a glazed door into the sun room. Filled with light and enjoying a lovely connection with the garden, this peaceful space is perfect for a morning coffee, quiet reading or tending plants throughout the seasons.

Across the hall, the dining room extends to almost 18 feet and centres upon another generous bay window overlooking the grounds. Elegant yet inviting, it lends itself equally well to relaxed family suppers and memorable occasions with friends.





At the heart of the house, the kitchen/diner is an inviting and characterful space designed for everyday life. The kitchen is fitted with a range of cabinetry, generous work surfaces and a central island, while the window above the sink captures the wonderful rural outlook.

A graceful archway opens into the breakfast area, where French doors lead directly onto the garden. With the terrace and views just beyond, it is an especially lovely place to begin the day or gather informally with family and friends. A separate utility room, measuring almost 15 feet, provides valuable additional space for laundry, household storage and muddy boots after walks on the moor.





A turned staircase rises to a light-filled landing, where a door opens onto a private balcony. From here you look out over the gardens towards the hills of Dartmoor, a rare and special spot to begin or end the day.

The principal bedroom is nearly 20 feet long, a wonderfully spacious room with plenty of space for furniture and an adjoining shower room. Bedroom two is a generous double with fitted wardrobes. Bedroom three, at almost 16 feet, would make an equally good guest room or home office. Bedroom four has its own en suite bathroom.





The family bathroom is bright and well proportioned, with a charming sloping ceiling and natural light entering through a window set beneath the eaves. It is fitted with a panelled bath, separate shower enclosure, wash basin and WC.

Together with the principal bedroom's shower room, the en suite bathroom serving bedroom four and the ground-floor cloakroom, Sideham provides excellent bathroom facilities for both family life and visiting guests.

The sun room, a sheltered spot to enjoy the garden in every season



Outside

Sideham stands within almost half an acre of mature gardens and grounds, which form one of the defining features of this very special home.

A sweeping driveway provides extensive parking and access to the detached garage. Wrought-iron gates open into gardens that have been thoughtfully planted and carefully nurtured over many years.

A paved terrace extends across the rear of the house, creating a superb setting for outdoor dining, summer entertaining or simply sitting quietly and taking in the view. Beyond, sweeping lawns are bordered by colourful planting, mature shrubs and striking specimen trees. At the foot of the garden, a tranquil water feature is surrounded by reeds and wildlife-friendly planting.

The outlook extends across neighbouring land towards the planted slopes of Hembury Woods and distant tors of Dartmoor, giving the house a tremendous sense of space, beauty and tranquillity.





THE STUDIO AND GARAGE

The detached garage block is a real asset. Its ground floor has a double garage of almost 18 feet square, a store room of similar length and a WC. A staircase leads up to the studio, a superb open space of 27'7 x 17'10. It is lit by a run of dormer windows, heated by its own separate system, and ready to be used as a studio, workshop, gym or home office.

The building may also offer further potential, subject to the necessary planning consents and any change of use.



Sideham, Grange Road, Buckfast, Buckfastleigh, TQ11

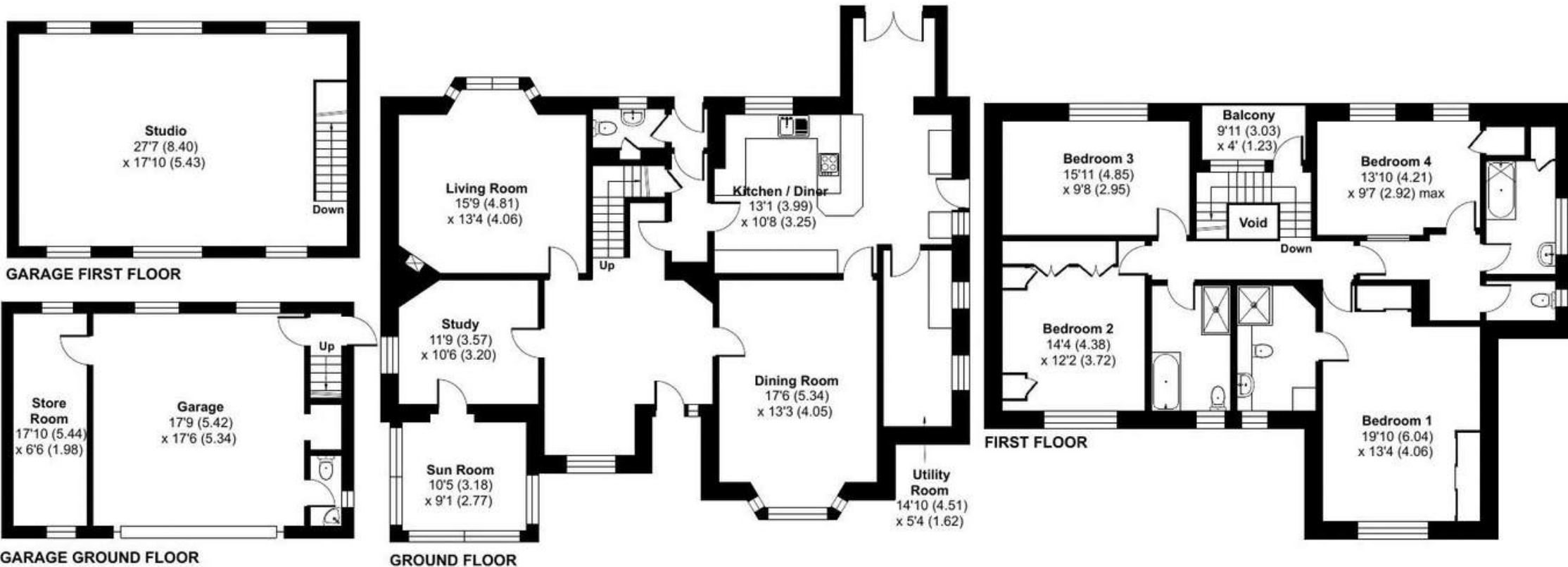


Approximate Area = 2623 sq ft / 243.6 sq m (excludes void)

Garage = 982 sq ft / 91.2 sq m

Total = 3605 sq ft / 334.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2026. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1513570



Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX BAND - G

EPC - D

SERVICES

The property has mains electricity, mains gas and mains water. There is private drainage to the property.

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below -

[Key Facts for Buyers - click here](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML Provider to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS COMPETITION AND CONSUMERS ACT 2024

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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About... Buckfast

Buckfast lies on the south-eastern edge of Dartmoor National Park, where the River Dart winds down from the high moor through wooded valleys. It is a peaceful and much-loved village, with some of the most dramatic countryside in England quite literally on the doorstep.

At its heart stands Buckfast Abbey, one of the great ecclesiastical landmarks of the West Country. Its grounds, gardens and café are enjoyed by residents and visitors throughout the year. The neighbouring town of Buckfastleigh, just a short distance away, provides a full range of day-to-day amenities, including a primary school, health centre, Co-op, pharmacy, independent cafés and a swimming pool. The area has plenty for families, too: the South Devon Railway runs its steam trains along the Dart Valley to Totnes, and there are also the Butterfly Farm and Otter Sanctuary and the Valiant Soldier museum.

The historic Elizabethan town of Totnes lies approximately six miles away. It is known for its independent shops and riverside setting, and its mainline railway station offers direct services to Plymouth, Exeter, Bristol and London. The A38 Devon Expressway gives swift access to both Exeter and Plymouth. The South Devon coast, with the beaches of Slapton, Torcross and Bantham, is within easy reach for those drawn as readily to the sea as to the moor.

For the walker, cyclist or rider, the setting is without equal. From Sideham, Dartmoor is more than a view from the window. It is a genuine part of everyday life. 🦋







SIDEHAM
GRANGE ROAD, BUCKFAST



SCAN ME
TO BOOK
A
VIEWING

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Email: hello@sawdyeandharris.co.uk

