



ELMCOTE

Sidmouth, Devon



A FINE 'ARTS AND CRAFTS' SAMPSON HOUSE, WITHIN THE BICKWELL VALLEY, WITH EXTENSIVE GARDENS

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Conservatory | Kitchen/dining room | Utility room | Study | Shower room

First Floor: Principal bedroom | En suite dressing room/bedroom | Three further bedrooms and bathroom

Outside: Double garage and parking area | Large gardens

In all about 1.15 acres

Distances: Sidmouth Beach and seafront 0.6 miles, Honiton 10 miles, Exeter city centre 16 miles
(All distances are approximate)

SITUATION

Sidmouth is a picturesque, seaside, Regency town, within the rolling hills of the Sid Valley, on the East Devon coast, with its long Regency Esplanade, beautifully kept, elegant public gardens, Millenium Walkway and lovely beaches, including Sidmouth Beach and Jacob's Ladder Beach, framed by dramatic red sandstone cliffs. The town is also known for its 18th and 19th century architecture, featuring a number of 'cottages ornes', and its unique microclimate.

The town has independent and boutique shops, theatre, cinema, cafés, pubs and restaurants, supermarkets including Waitrose, health centre, as well as a number of sports clubs, including cricket, rugby, tennis and sailing. In addition there is a swimming pool and 18 hole golf course. The town also enjoys its renowned and popular annual summer Folk Festival, as well as a literary festival.

Sidmouth is within the East Devon Landscape area on the stunning 'Jurassic Coast', a World Heritage Site, and along the coast are secluded beaches, coves and some delightful seaside towns and villages, such as Budleigh Salterton, Lyme Regis, Beer and Branscombe, and there is spectacular walking to be had along the South West Coast Path.

Not far away, at the mouth of the beautiful River Exe Estuary, is Exmouth, with its long sandy beach, marina and excellent opportunities for sailing and other water sports.

Also within easy reach is the university and cathedral city of Exeter with full range of cultural, shopping and leisure facilities, as well as access onto the M5 motorway, stations with mainline connections to London (Paddington and Waterloo) and an airport.

Sidmouth has primary and secondary schools and private education with St John's School. Also nearby is the nationally renowned Colyton Grammar School and a choice of private schools in Exeter, with Exeter School and Maynard School for girls.



THE PROPERTY

Elmcote is a fine Edwardian 'Arts and Crafts' house designed by the renowned local architect, R W Sampson, at the turn of the twentieth century and is one of his earliest and most charming houses.

It is situated on Boughmore Road, within the peaceful Bickwell Valley, Sidmouth's most prestigious residential area, with its quiet roads lined with lovely houses and gardens and views up to the surrounding hills, yet within an easy walk of the town centre, seafront and beach.

The house provides beautifully presented family accommodation of considerable character and style with the well-proportioned, high-ceilinged rooms typical of the architectural period.

Off the reception hall is the 22 foot drawing room with exposed boarded flooring, wide bay with fitted window seats, fireplace with stone surround and glazed double doors into the conservatory, as well as the sitting room with bay window and woodburner.





To the rear of the house is the open plan kitchen/dining room with fitted kitchen and door to the rear hallway, utility and study.

On the first floor the principal bedroom and bedroom 2 have bay windows overlooking the gardens and the east facing rooms have lovely views over Sidmouth towards Salcombe Hill and glimpses of the sea. There is a family bathroom with shower and bath and also a large attic.

Elmcote benefits from one of the largest gardens in the Bickwell Valley area and is set well back from the road at the end of a long entrance drive leading to the parking area and double garage with power and lighting connected. French doors from the conservatory open to a paved terrace and the gardens surrounding the house consist of extensive lawned areas, including a former tennis court area, with mature trees including oak, sweet chestnut and mulberry, as well as an orchard area, with views up towards Salcombe Hill and the surrounding countryside, and thus affording the house considerable privacy.

PROPERTY INFORMATION

Tenure: Freehold

Services: Gas boiler. Mains, water, electric and drainage.

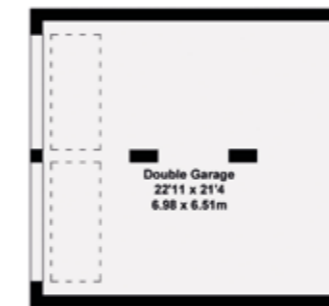
Local Authority: East Devon District Council: 01404 515616

EPC: D

Council Tax: Band G

Directions: EX10 8SH

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Garage



Ground Floor



First Floor

Approximate Gross Internal Area
3724 sq ft - 346 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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