

Ham Cottage Station Road

STAGS

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Newton Poppleford, Sidmouth, Devon, EX10 0ES

Characterful two-bedroom thatched cottage with substantial barn/workshop and impressive, well-established gardens.

- Two bedroom thatched cottage
- Dining room
- Large workshop/barn
- Countryside views
- Council Tax Band C
- Large living room with log fire
- Modern fitted kitchen
- Impressive large mature gardens
- Grade II* Listed

Guide Price £250,000

Newton Poppleford offers a good range of day-to-day amenities including a Post Office, pub, primary school, hairdresser, and historic parish church. The village is served by regular bus routes providing access to Sidmouth, Budleigh Salterton, Exmouth and Exeter.

The nearby Regency town of Sidmouth is known for its beaches, coastal walks, and annual folk festival. As part of the Jurassic Coast UNESCO World Heritage Site, the town also offers a range of shops, including a Waitrose, and both state and independent schooling.

To the west, Junction 30 of the M5 provides easy access to Exeter and beyond. Exeter offers a full range of facilities including national rail links to London (Waterloo and Paddington) and flights from Exeter International Airport.

This delightful thatched cottage blends period charm with modern comfort. The main living room is generously sized, featuring exposed beams and a wood-burning stove that adds warmth and character. At the centre of the home is a country-style dining room with an open fire , ideal for family meals and entertaining.

The recently refitted kitchen is finished to a high standard, with modern units, integrated appliances, and a smart, functional layout. Upstairs, there are two well-proportioned bedrooms along with the bathroom.

The property sits within generous, well-tended gardens that enjoy views towards the surrounding countryside. Mostly laid to lawn, the gardens feature, established borders, and a variety of seating areas that make the most of the setting. A key feature is the large detached barn/workshop, providing excellent storage or potential for future conversion, subject to the necessary planning consents.

All main services connected. Gas central heating.
Standard, superfast and ultrafast broadband available. Mobile signal likely outside with all major networks (Ofcom, 2025).

What 3 Words ///handicaps.sobered.tripods



















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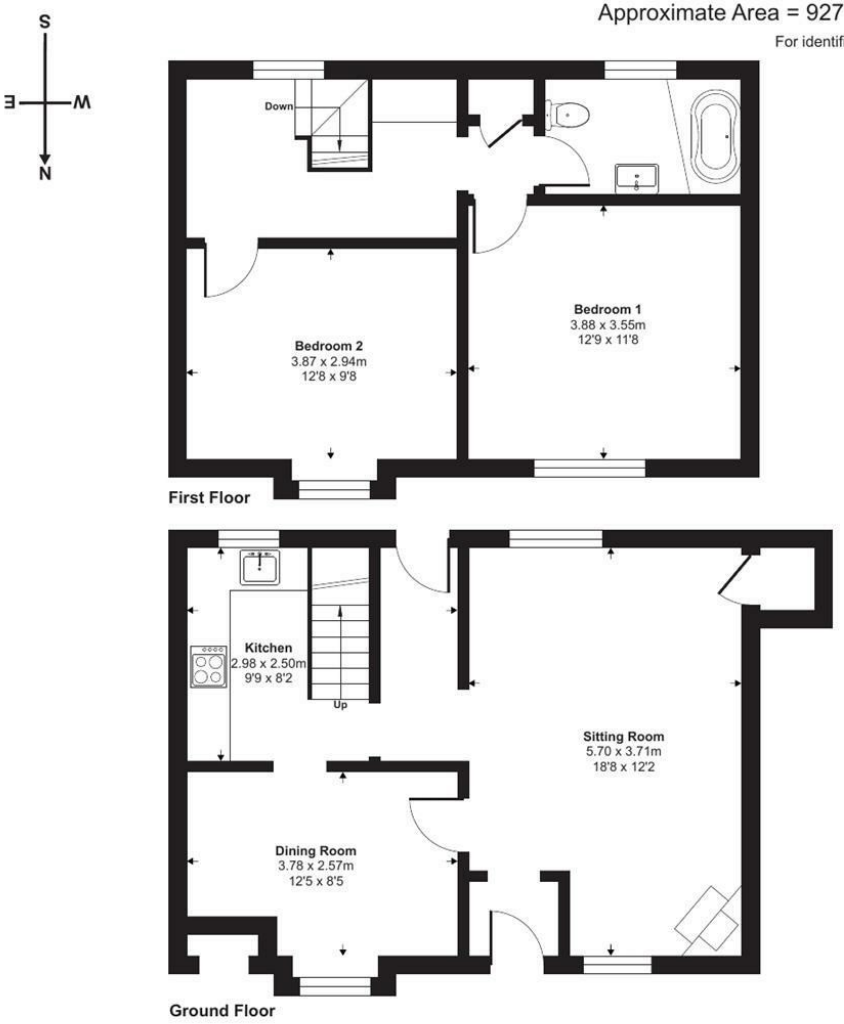


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Approximate Area = 927 sq ft / 86.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1363562