



Whiteways Church Street



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Sidbury, Sidmouth, Devon, EX10 0SB

Jurassic Coastline 3 miles; Honiton (mainline station to London) 6.8 miles;
Exeter 15 miles.

A recently updated charming and well proportioned Grade II Listed cottage.

- Approx. 1250 sqft of accommodation
- Sitting room with logburner
- Two Bedrooms
- Modern family bathroom
- Freehold
- Reception hall with cloakroom
- Open plan kitchen/dining room
- Dressing area
- South facing courtyard garden
- Council Tax Band C

Guide Price £425,000

Sidbury offers a range of essential amenities, including a newsagent, butcher, primary school, traditional pub, village church and hall, fostering a strong sense of community in this charming rural village setting. Just a short drive to the south lies the elegant Regency town of Sidmouth, set along the iconic Jurassic Coast, a UNESCO World Heritage Site. Sidmouth features a wide array of shops, restaurants, a Waitrose supermarket, leisure facilities, numerous clubs, and both primary and secondary schools. The nearby A375 provides swift access to the A30, linking to Exeter and the M5 to the west, while the A303 offers convenient routes to other parts of southern England. Honiton Station is approximately 15 minutes away, offering rail services to London Waterloo in around three hours. This property is a charming and surprisingly spacious cottage, beautifully refurbished while retaining its original character. Features include exposed beams, window seats, a wood-burning stove, and solid oak flooring. Its location and presentation make it ideal as a holiday home or full time residency.

The ground floor offers a large reception hall with storage, cloakroom, a bright kitchen/dining room and sitting room with a woodburner. The kitchen is well fitted with wall and base units and integrated appliances. Upstairs are two double bedrooms and a modern bathroom. The principal bedroom is split level, with a lower area ideal as a dressing room, and stairs to a mezzanine sleeping area. The second bedroom features an exposed brick wall and beams. The property benefited from a modern and contemporary style bathroom.

To the rear is the south facing courtyard garden, accessed by glazed double doors from the kitchen/dining room. The courtyard is paved with planted borders providing a perfect area for alfresco dining. To the front of the property, there is a small enclosed cottage garden.

Mains gas, electric, water and drainage. Gas fired central heating, boiler replaced in August 2025. Standard and Superfast broadband (upto 80 Mbps), mobile coverage likely outside with EE, Three, O2 and Vodafone.

It should also be noted the property is subject to flying freeholds whereby part of the adjoining cottages are over the dining room and a section of the sitting room.

What3Words: ///calculating.clerk.zipped





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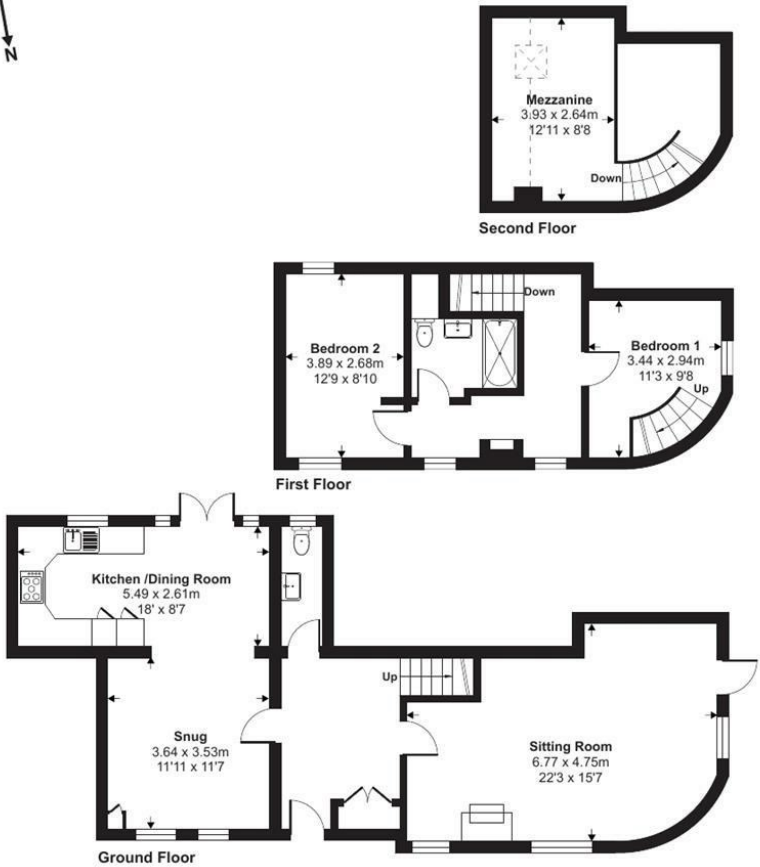
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Approximate Area = 1250 sq ft / 116.1 sq m
Limited Use Area(s) = 93 sq ft / 8.6 sq m
Total = 1343 sq ft / 124.7 sq m

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: 1332134