



HARRISON
LAVERS &
POTBURY'S

Granney's
Hillside Road
Sidmouth
EX10 8JG

£1,250,000 FREEHOLD

Located on the lower slopes of Salcombe Hill and set in approximately three quarters of an acre of grounds, a substantial detached house, enjoying a south west aspect and lovely views over the valley.

Designed by the acclaimed local architect's Sampson and Dingwell, Granney's occupies a slightly elevated position in one of Sidmouth's prime residential areas, with the town centre and sea front along with the south-west coastal path all being within walking distance.

The house sits beautifully within its plot and takes full advantage of its south west aspect and views across the valley towards Muttersmoor and to the sea. The gently sloping grounds include large sweeps of lawn, well stocked shrub borders, inset fruit trees, a vegetable garden and several paved terraces which take full advantage of the aspect and the views.

From Hillside Road, a gravel driveway adjoins the front of the property, offering excellent parking for a number of vehicles and in addition, is a single detached garage, car port and various garden stores.

On entering the house, a substantial front door opens into the entrance porch, which in turn opens into the main reception hall which immediately gives the house a very spacious feel. The hall features parquet flooring along with the substantial turning staircase rising to the upper floor and there is useful storage and a WC off.





Three reception rooms are all well-proportioned, one having an adjoining garden room. The main sitting room features a Minster stone fireplace and enjoys a west aspect, the study/family room enjoys a dual aspect and gives access to the garden room and there is a separate dining room with a south aspect and has sliding doors to the garden.

The kitchen has a range of cupboards and worksurfaces all providing storage and there is a split-level double oven, gas hob and space for further appliances. Off the kitchen is a large walk-in larder with its original cold shelf, further shelving and fitted cupboards to one wall.

To the first floor, a spacious galleried landing has a large picture window, shedding lots of light and enjoying views to the surrounding hills. There are four bedrooms, three being large double rooms and taking full advantage of the views. One of the bedrooms has an en-suite bathroom and there is a separate family bathroom and WC.

The property as a whole, offers plenty of storage and accessed off the galleried landing is a loft hatch with ladder which takes you into a spacious loft, offering potential for conversion, subject to the usual consents.



The property has been in the same family ownership for many years and is now in need of general modernisation and renovation, however properties of this nature offer a rare opportunity, having one of the larger plots on Salcombe Hill. Given the size of the garden, there may also be further potential to construct an additional dwelling, subject to the usual consents and planning.





Sidmouth offers an excellent range of facilities and services to include Waitrose and Lidl supermarkets, a cinema, theatre, indoor heated swimming pool and an eighteen hole golf course. The busy town centre offers numerous independent shops, High Street chains and popular restaurants.

SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with predicted speeds of up to 1000 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – at May 2026

OUTGOINGS We are advised by East Devon District Council that the council tax band is **G**.

POSSESSION Vacant possession on completion.

EPC: C

REF: DHS02672

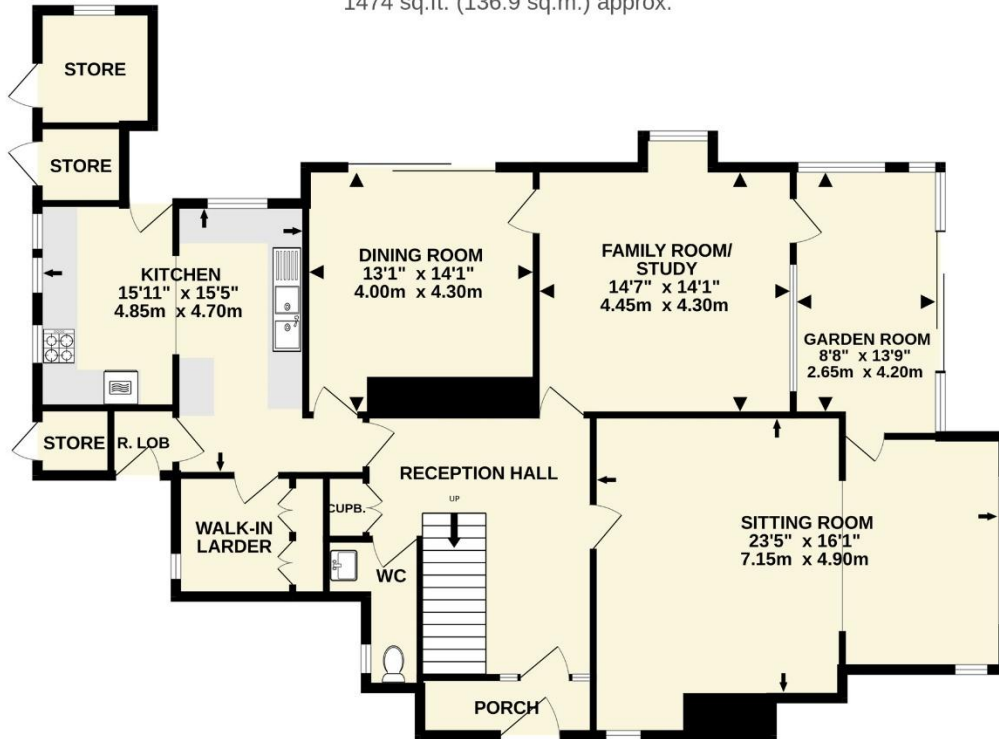
VIEWING Strictly by appointment with the agents.



IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

1ST FLOOR
1161 sq.ft. (107.8 sq.m.) approx.

GROUND FLOOR
1474 sq.ft. (136.9 sq.m.) approx.



TOTAL FLOOR AREA : 2635 sq.ft. (244.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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