



Wistaria Cottage



STAGS

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Coburg Road, Sidmouth, EX10 8NQ

What3words: ///mimic.leader.nails

An elegant and spacious period home offering versatile accommodation, attractive gardens and considerable potential, within easy reach of the town centre and seafront.

- Spacious Period Home
- Three Double Bedrooms
- Front and Rear Gardens
- Driveway Parking
- Freehold
- Grade II Listed
- Three Reception Rooms
- Garage
- Close to Town and Seafront
- Council Tax Band F

Guide Price £795,000

SITUATION

Sidmouth is a highly regarded coastal town, renowned for its attractive Regency architecture and picturesque setting along the Jurassic Coast. The town offers an excellent range of amenities, all within walking distance, including independent shops, cafés, restaurants and everyday services, together with the beautiful Esplanade and beach. Surrounded by some of East Devon's most attractive countryside, Sidmouth is well placed for enjoying both the coast and surrounding rural landscape. The Cathedral City of Exeter is readily accessible, providing a wider range of shopping, leisure and cultural facilities, together with access to the M5 motorway and mainline rail connections.

DESCRIPTION

The well-proportioned accommodation offers spacious and versatile living with considerable potential to adapt and enhance the property.

The reception hall leads to a generous sitting room with a feature fireplace and Victorian-style double doors opening onto the landscaped front garden. The dining room sits between the sitting room and kitchen/breakfast room, creating an excellent flow for entertaining, with potential to combine the spaces to create an impressive open-plan living area. The kitchen is well equipped with a range of cupboards and drawers, a useful larder, eye-level double oven and space for a breakfast table. A large office/family room provides flexible additional accommodation and could serve as a ground-floor double bedroom if required. A cloakroom and separate WC on the half landing also offer potential to be combined to create a shower room.

On the first floor are three generous double bedrooms, all with built-in wardrobes, two of which feature attractive Victorian-style fireplaces. A spacious family bathroom serves all bedrooms.

OUTSIDE

To the front is a mature and well-established garden enjoying a south-westerly aspect, with a variety of specimen plants and shrubs providing year-round colour and a good degree of privacy. A generous paved patio provides an ideal space for outdoor dining and entertaining while enjoying the afternoon and evening sun.

To the rear is a further attractive garden with established planting and a terracotta-tiled patio, partly covered by a veranda to provide a sheltered seating area. The property also benefits from driveway parking and a garage.

SERVICES

All mains services connected. Gas fired central heating.

Superfast broadband available. Good mobile signal with all major networks (Ofcom, 2026).



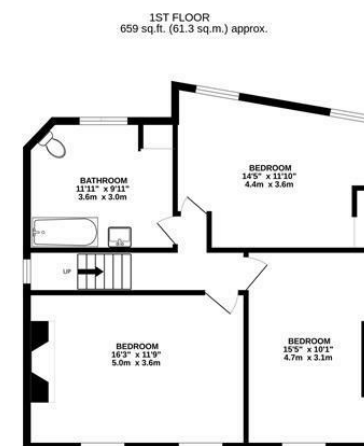
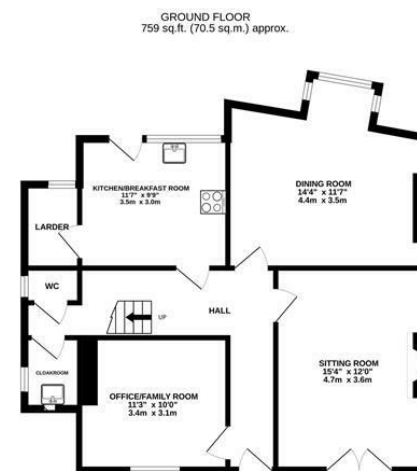


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Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885



1 ALMA TERRACE, HONITON

TOTAL FLOOR AREA: 1418 sq.ft. (131.8 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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