



Myrtle Cottage, Church Street, Sidford, Sidmouth EX10 9RL

welcome to

Myrtle Cottage, Church Street, Sidford, Sidmouth

Nestled in the centre of the charming village of Sidford, Myrtle Cottage is a beautiful five-bedroom home that effortlessly blends timeless character with thoughtful modern living. Set across three generous storeys, this exceptional property offers expansive and versatile accommodation.

Family Room And Snug

Entrance porch leads into a family room/snug, uPVC double glazed windows to front aspect, exposed brick chimney breast, radiators, ceiling light points

Downstairs Cloakroom

Hand wash basin with tiled splashback, low level WC, radiator, ceiling light points, wall light points

Inner Hallway And Porch

Wooden door with window to the side to rear aspect leading to garden, stairs rising to first floor, under stairs storage cupboard, radiator, ceiling light point, spotlights

Lounge

uPVC double glazed sliding doors to rear aspect leading to garden, uPVC double glazed window to side aspect, stained glass feature inner window, exposed brick chimney breast with log burner, radiators, ceiling light point, spotlights

Kitchen/Diner

uPVC double glazed opaque windows to side aspects, uPVC double glazed window to rear aspect, uPVC double glazed sliding doors to side aspect leading to garden, range of wall and base units with worktop over and tiled splashback, stainless steel drainer sink, extra round sink, space for freestanding Range style cooker, fridge/freezer and 2 x under counter domestic appliances, wall mounted boiler, radiator, ceiling light points

First Floor Landing

uPVC double glazed window to side aspect, built in high storage cupboard, built in airing cupboard housing water tank, doors leading to subsequent rooms, stairs rising to second floor, radiator, ceiling light point

Master Bedroom

uPVC double glazed double doors to rear aspect leading to balcony, radiator, ceiling light point

Bedroom Two

uPVC double glazed bay window to front aspect, built in wardrobes, radiator, ceiling light point

Bedroom Three

uPVC double glazed window bay window to front aspect, built in wardrobes, radiator, ceiling light point

End Bathroom

uPVC double glazed windows to rear and side aspects, panel bath with shower over and tiled surround, hand wash basin with tiled splashback, low level WC, radiator, ceiling light point

Side Bathroom

uPVC double glazed window to rear aspect, corner bath with shower over and tiled surround, double vanity sink unit with tiled splashback, low level WC, radiator, ceiling light point

Second Floor Landing

Built in storage cupboard with door leading through to attic storage room, loft hatch

Bedroom Four

uPVC double glazed windows to front and side aspects, built in storage cupboard, radiator, wall light points





Bedroom Five

uPVC double glazed window to front aspect with views to the countryside beyond, built in storage with door leading through to further attic storage, radiator, ceiling light point, spotlights

Rear Garden

Mature trees and established planting create a sense of privacy and serenity, wrapping the space in natural beauty.

The garden is thoughtfully arranged to create a series of inviting outdoor spaces, with a patio area which is ideal for relaxing or entertaining. Steps lead up to a decorative gravelled area, complemented by established trees, plants, and flowering borders that provide colour and interest throughout the seasons. The garden is enclosed by a combination of walling and fencing, offering a good degree of privacy, and is enhanced by outside lighting. A pathway runs around the side of the property, allowing convenient access to the front

Garage

Garage with lighting and power, featuring a partitioned layout— one half providing useful storage or hobby space, and the other functioning as a garage with side access

Location

Sidford is a highly sought-after village nestled on the edge of the Regency seaside town of Sidmouth, within the beautiful East Devon Area of Outstanding Natural Beauty. Offering the perfect balance of countryside tranquillity and coastal convenience, Sidford is an increasingly popular choice for families, professionals, and those seeking a relaxed yet well-connected lifestyle.

The village itself boasts a welcoming community atmosphere, with a range of everyday amenities including local shops, a popular farm shop, traditional pubs, and well-regarded schools nearby.

Sidford's setting along the River Sid provides a picturesque backdrop, while the surrounding rolling countryside offers a wealth of scenic walking and cycling routes right on the doorstep.

Just a short distance away, the vibrant town of Sidmouth provides an excellent array of independent boutiques, cafes, restaurants, and larger supermarkets, as well as the famous Jurassic Coast— perfect for coastal walks and enjoying the stunning Devonshire shoreline.

Sidford also benefits from convenient transport links, with easy access to the A3052, connecting to Exeter and beyond, making it ideal for commuters while maintaining a peaceful village feel.

Combining natural beauty, everyday convenience, and a strong sense of community, Sidford offers an enviable setting for modern village living.

Agents Note

Situated in the heart of Sidford is this substantial freehold property which has both commercial and residential potential. Currently arranged as a 5 bedroom end terraced property with extensive living accommodation. Formerly the property has been used as a tea room.



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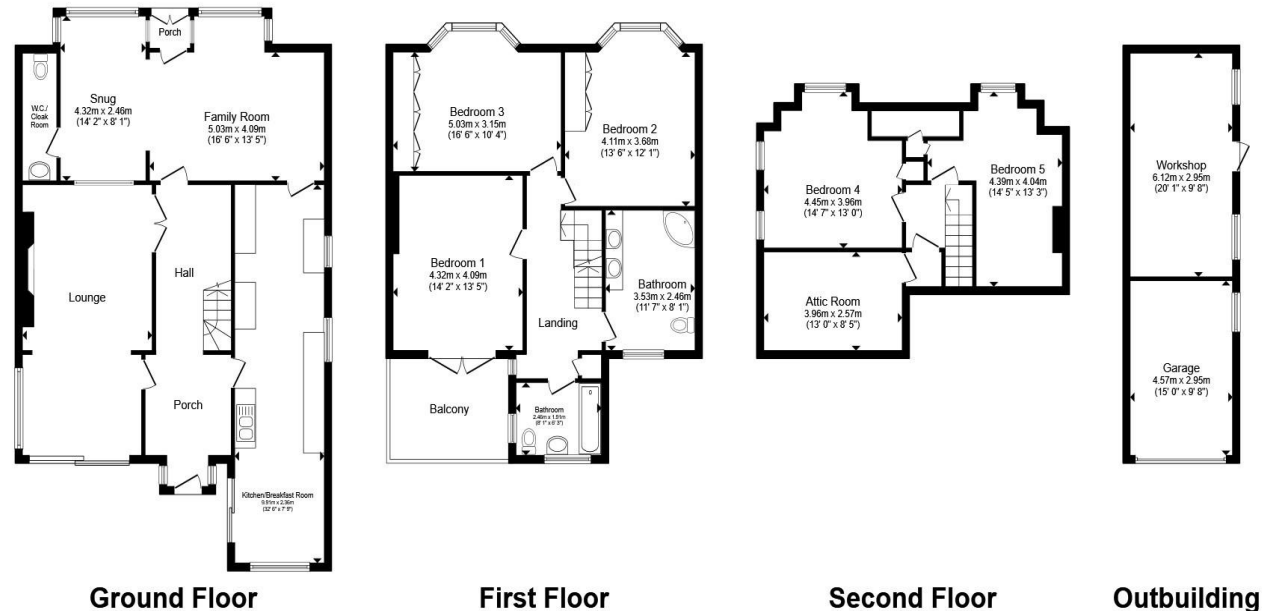
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- BEAUTIFUL FIVE-BEDROOM HOUSE
- COUNCIL TAX BAND E
- EXPANSIVE THREE-STOREY ACCOMMODATION
- LOUNGE WITH STUNNING EXPOSED BRICK CHIMNEY BREAST & LOG BURNER
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£400,000



Total floor area 260.1 m² (2,799 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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