



HARRISON
LAVERS &
POTBURY'S

Cherrytree Cottage
Fore Street
Sidbury
EX10 0SD

Guide Price
£275,000 FREEHOLD

A delightful, Grade II Listed cottage, beautifully presented throughout and situated in the heart of the village.

Presented in superb order throughout, this charming Grade II Listed cottage is understood to date back to the late 18th / early 19th Century. Once inside, the accommodation which has gas central heating offers all the charm and character one would expect from a cottage of this period. A entrance hall leads into a sitting/dining room with a west facing aspect to the front, brick feature fireplace and an understairs cupboard providing good storage. The separate kitchen is to the rear with an east facing window overlooking the garden. There are a range of fitted units with a built-in oven and electric hob and space for a fridge and washing machine. A wall mounted gas combination boiler provides heating and hot water. A stable door leads to the garden.

On the first floor, the main bedroom is to the front of the cottage, having two sash windows and a built-in wardrobe. The second bedroom has the east facing rear aspect with a pleasant view over the garden, neighbouring cottages and to hillside beyond. Lastly, the shower room is fitted with a mains shower, WC and wash basin.





To the rear of the cottage is a delightful garden which enjoys an easterly aspect with a view through to Buckley Hill. A good size patio area is covered with artificial grass and bordered by colourful, well stocked flowerbeds. A gate at the foot of the garden gives access to a bin storage area and pedestrian rear access.

The cottage stands at the heart of the village, within a Conservation Area and on the doorstep of all village amenities. These include a popular public house, convenience store/butchers, an active village hall, primary school and regular bus services to Honiton and Sidmouth. Sidbury is an unspoilt village within East Devon's Area of Outstanding Natural Beauty and only three miles from the Jurassic Coast and seafront at Sidmouth.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Good outdoor mobile coverage is available from EE, Three, O2 and Vodafone, with limited indoor coverage. Information provided by Ofcom in August 2025.

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

EPC: Grade II Listed

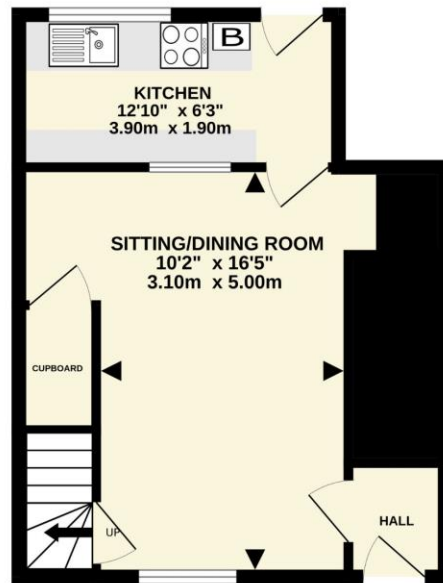
POSSESSION Vacant possession on completion.

REF: DHS02563

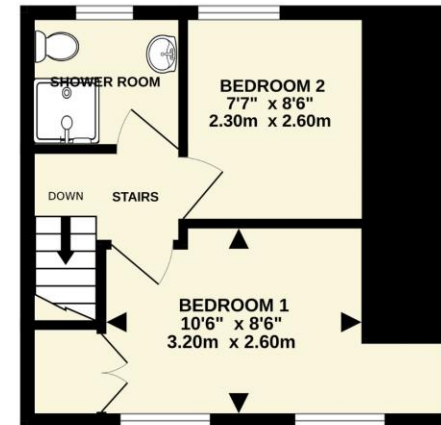
VIEWING Strictly by appointment with the agents.



GROUND FLOOR



1ST FLOOR



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.

Made with Metropix ©2025



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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

