



## LITTLECOT HOUSE

Harpford, Sidmouth, Devon



NESTLED IN THE EAST DEVON COUNTRYSIDE;  
A FIVE BED EQUESTRIAN DETACHED HOME WITH  
STUNNING VIEWS AND A SEPARATE TWO BED  
HOLIDAY LET PRODUCING AN EXCELLENT INCOME

All set in 10 acres, and close to Sidmouth.

**Summary of accommodation**

Open plan kitchen/dining/family room | Sitting room | Conservatory | Five bedrooms | Four bathrooms

Two bedroom annexe | Stable block | Double garage and store room | Swimming pool

**In all about 9.62 acres**

**Distances:** Sidmouth seafront 3.8 miles, Exeter city centre 12.2 miles, Exeter St. David's station 13.5 miles (2 hours to London Paddington)

M5 (Jct 30) 8.9 miles, Exeter Airport 7.3 miles (1 hour to London City Airport)

(All distances and times are approximate)

**Guide price: £1,750,000**

# LITTLECOT HOUSE

In the same family ownership for many years, Littlecot House is a fantastic five-bedroom detached property with beautiful views over rolling fields, extended and modernised throughout the years to create a superb family home with exceptional versatility.

From the driveway, the front door opens into a spacious L-shaped hallway with a door to a ground-floor WC and stairs rising to the first floor. On the right, a door leads into a charming sitting room with a wood burner and French doors opening onto the terrace. A second set of French doors opens into an impressive garden room overlooking the swimming pool, with direct access outside via two further sets of French doors.

At the opposite end of the house is the kitchen—an outstanding reception space and the heart of the home—measuring approximately 35 ft across and comprising fitted kitchen units with granite worktops, a central island, dining area and additional snug with a wood burner. The kitchen includes a range of integrated appliances, including a mains-gas AGA with companion electric oven and gas hob. A useful utility room sits just off the kitchen.

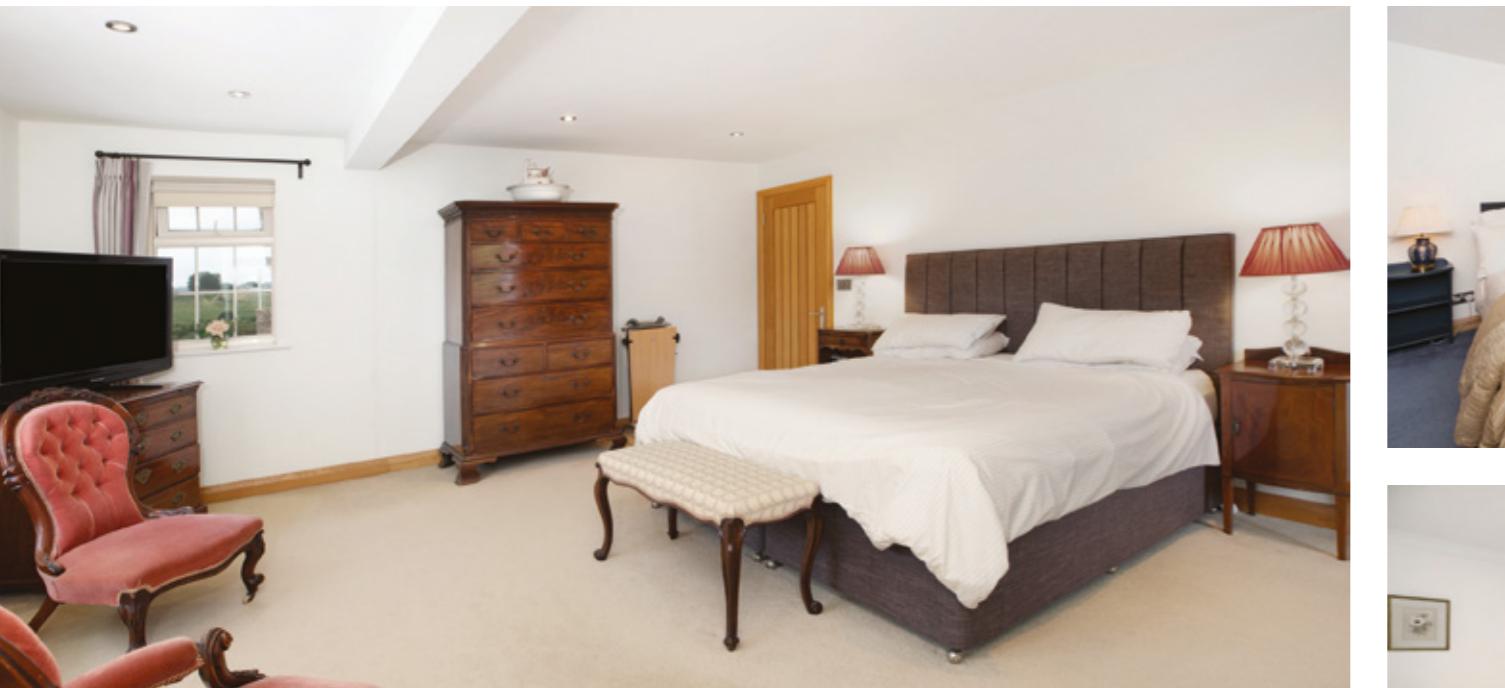
The kitchen enjoys lovely views across the surrounding fields, with two sets of patio doors opening directly onto the terrace.

Littlecot House is approached via a private driveway providing parking for several vehicles and continuing to the rear of the house where there is an open two-bay garage with an adjoining workshop.

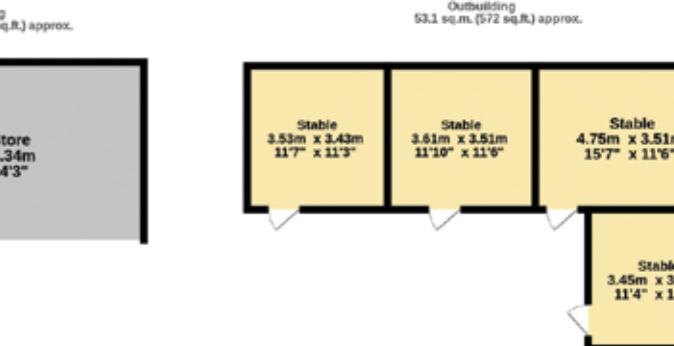
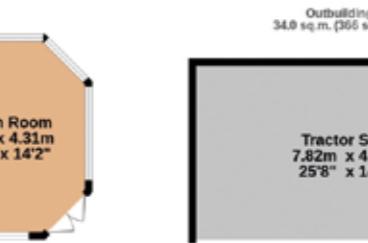
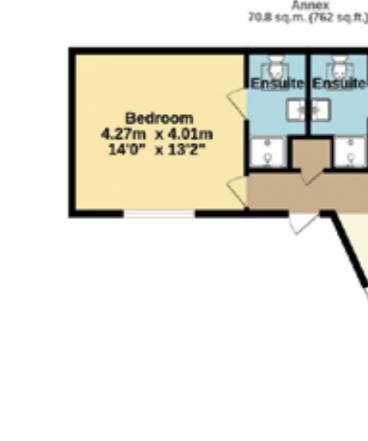
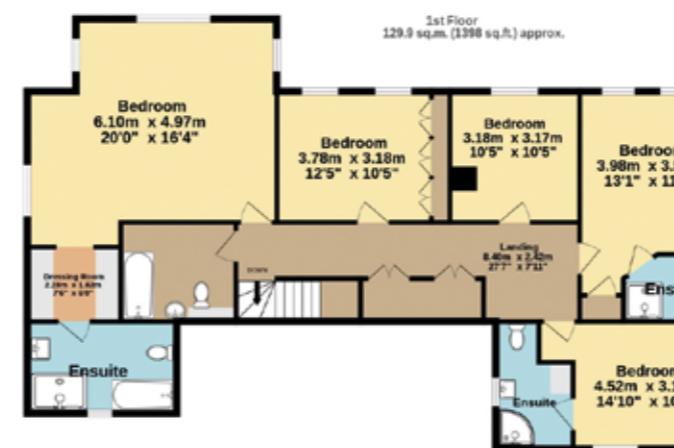
The property is surrounded by landscaped formal gardens, laid mainly to lawn and planted with a range of shrubs and mature borders. At the southern end of the house, accessed from the garden room, is a magnificent paved terrace with stunning views across the village and countryside beyond, together with a heated swimming pool powered by an air-source heat pump.







- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area  
495.2 sq.m. (5330 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## GARDEN AND GROUNDS

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## LAND, EQUESTRIAN FACILITIES & CONVERSION POTENTIAL

Beyond the formal gardens, the property enjoys direct access to the adjoining fields, extending to just under 10 acres in total. The land forms its own sheltered valley bordered by pasture and woodland, with a stream running along the base—ideal for equestrian use.

A substantial stable block and associated outbuildings make this an excellent choice for horse owners, offering immediate access to grazing and natural shelter.

For buyers without equestrian interests, these buildings offer excellent conversion potential (subject to any necessary consents), making them suitable for use as a home office, gym, studio or even an additional holiday let. This flexibility broadens the appeal of Littlecot House significantly.





Cider Barn

## THE CIDER BARN (DETACHED TWO BEDROOM HOLIDAY LET)

Set within the grounds—far enough from the main house to be discreet, yet close enough for convenience—is The Cider Barn, a recently constructed detached two-bedroom holiday cottage. It is not an annexe in the traditional sense but a fully independent property with its own private access, parking and garden.

Enjoying a southerly aspect, the cottage features a decked terrace taking full advantage of the spectacular valley views. The interior is contemporary and beautifully finished, including underfloor heating, an open-plan living room and kitchen, and two en suite bedrooms.

The Cider Barn produces an excellent income, supported by superb guest reviews and a strong level of repeat business. It also offers the option of being used as accommodation for a dependent relative if preferred.

## AGENTS NOTE

The vendors advise that there is a Ministry of Agriculture Holding number 10/251/0095 dated 02/06/1994.

The East Devon Way runs adjacent to part of the property boundary.

Two Wayleaves Agreements exist—one for electricity, the other for telephone cabling—with annual payments of £18.37 (telephone) and £36.80 (electricity).



## LOCATION

Harpford is a pretty East Devon village surrounded by rolling hills and countryside, with a charming 14th-century church, St Gregory's, and the East Devon Way passing directly through the village and Harpford Woods. It lies on the east side of the River Otter, less than one mile north-east of the larger village of Newton Poppleford and under four miles from the seafront at Sidmouth.

Sidmouth is a popular and elegant coastal town set within the Sid Valley, known for its red sandstone cliffs, lovely beaches and position on the Jurassic Coast World Heritage Site. The town features beautiful Regency architecture, Strawberry Hill Gothic houses and ornamental cottages, along with a superb range of shops, cafés, award-winning restaurants and welcoming pubs.

The Regency Esplanade, Millennium Walkway and public gardens line the seafront, with two beaches—Sidmouth Beach and Jacob's Ladder Beach—offering year-round appeal. Much of the town is a Conservation Area, and its unique microclimate supports a strong cultural scene including the renowned Sidmouth Folk Festival, a literary festival, a golf club, and scenic walks along the South West Coast Path to Branscombe, Beer and beyond.

Local schooling includes Sidmouth College and St John's School. Colyton Grammar School and Torbay Grammar Schools are also accessible via local bus services. The university and cathedral city of Exeter is approximately 14 miles away, providing further private education (Exeter School and The Maynard) as well as access to the M5, mainline rail services to London (Paddington and Waterloo), and Exeter Airport.

At Honiton, around 10 miles away, there is also a mainline station with connections to London (Waterloo).

**Local Amenities:**  
Otter House, Pine Ridge, Little Cott, Littlecot House, Track, Cott, Little Thatch, Pump Cottage, Court Place Cottage, Highfield, El Sub Sta, Demdown, Forest View.

## PROPERTY INFORMATION

### Services

**Main House:** Mains gas, drainage and electricity.

**The Cider Barn:** Mains electricity and water. Private drainage system/sewage installed in 2019 and emptied once a season.

**Heating:** Underfloor heating in the kitchen and hall, radiators through the rest of the house.

**Tenure:** Freehold

**Local Authority:** East Devon District Council

**Council Tax:** Band G

**Directions:** what3words: //feel.strong.logic - EX10 0NH.



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