



 HARRISON  
LAVERS &  
POTBURY'S

Manstone Manor  
22 Manstone Lane  
Sidmouth  
EX10 9TU

Guide Price  
£600,000 FREEHOLD

**A stunning, Grade II\* Listed house with medieval origins, walled garden and a detached garage with accommodation above. All just one and a half miles from the seafront.**

Offered for sale with no ongoing chain, this intriguing property is available on the open market for the first time in decades. The beautiful stone and render exterior features mullion, leaded light windows and to the rear, a pointed arch doorway that it is believed could pre-date the 15th Century. Once inside, the accommodation has gas central heating and has numerous, period features to include oak panelling, stone fireplaces and exposed beams. A spacious kitchen/breakfast room has a gas Aga, an excellent range of units and a dresser. Off the kitchen, a rear lobby leads to a study, cloakroom/WC and a door to the rear courtyard. A separate dining room is dual aspect, features a tiled fireplace with stone surround and exposed oak beams. Beyond this, the sitting room is also dual aspect with a wide stone fireplace and log burner. The entrance hall has floor to ceiling oak panelling and extends to the rear of the house, where there is a conservatory with a high, glazed roof.

On the first floor, the main bedroom is most impressive with triple aspect, Mullion windows, a breathtaking vaulted ceiling with moulded, cruck beams and a large stone fireplace. There are two further double bedrooms, a fourth single bedroom, and two shower rooms.





The house stands on a manageable but attractive plot with a west facing, walled garden, providing seclusion and privacy. Predominantly laid to lawn, the garden has a number of small trees and a raised patio, large enough for entertaining. There are shallow gardens to the south and east elevations, with a timber storage shed and pathway leading around to the conservatory. There is driveway parking for three cars leading to a detached garage with an adjoining utility room. Stairs rise to two, centrally heated rooms over the garage.

The property stands in a convenient position, well placed for local schools, Sidmouth College and the day to day amenities at the bottom of Woolbrook Road. Waitrose, the town centre and seafront are both within a mile and a half, Honiton is around 17 miles and Exeter around 12 miles.

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

**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor and indoor mobile coverage is predicted by EE, Three, O2 and Vodafone. Information provided by Ofcom – at May 2026.

**COUNCIL TAX** We are advised by East Devon District Council that the council tax band is F.

**EPC: Grade II\* Listed**

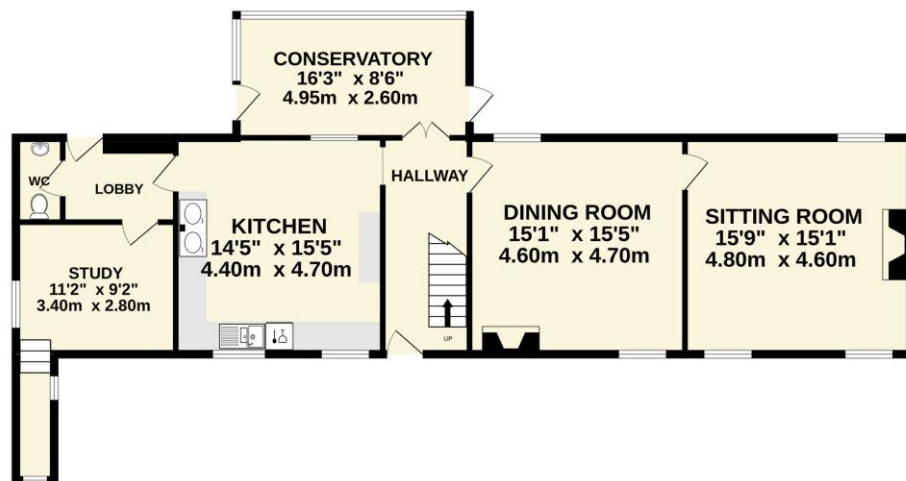
**POSSESSION** Vacant possession on completion.

**REF: DHS02665**

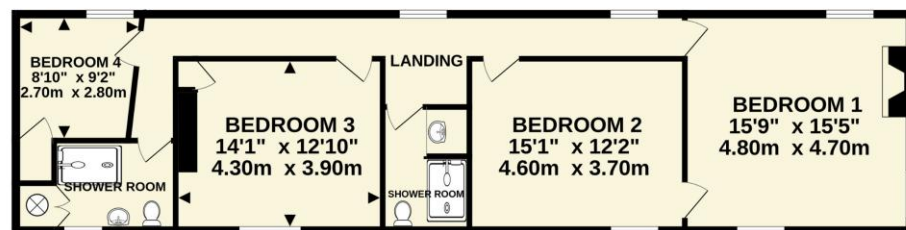
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA : 2020 sq.ft. (187.7 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.



**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.

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