



COTMATON ROAD

SIDMOUTH, DEVON, EX10 8ST



Robert Williams

SALES | LETTINGS | AUCTIONS

“Sidmouth - "A Town Caught
Still In Timeless Charm"
John Betjeman, 1962
Poet Laureate”



COTMATON ROAD

SIDMOUTH , DEVON, EX10 8ST

An immaculate and substantial six bedroom property, occupying a prestigious position in Sidmouth with partial sea views. Offering approximately 2,940 sq ft of versatile accommodation, arranged over three floors, this beautifully presented home provides exceptional space and flexibility for a wide variety of lifestyles and requirements.

The property is approached via a driveway which leads to the substantial garage and entrance to the house. The accommodation is arranged over three floors and has been exceptionally well maintained throughout, with generous proportions, excellent natural light and a layout which offers an unusual degree of flexibility.

The upper ground floor forms the principal living level, with a particularly spacious reception room, separate dining room and well-appointed kitchen. The generous proportions provide plenty of room for both family life and entertaining, whilst the immaculate presentation allows the property to be enjoyed immediately without the need for significant works.

The first floor provides four further bedrooms, including a principal bedroom with dressing room, together with additional bathroom facilities. The upper rooms enjoy attractive outlooks, with partial views towards the sea adding to the appeal of this highly desirable location.

The lower ground floor provides two bedrooms, a large utility room, shower room and access to the impressive 466 sq ft garage. This level could provide an ideal area for dependent relatives, guests, teenagers or those requiring separate accommodation, whilst the substantial garage offers considerable scope for storage, hobbies or other recreational pursuits.

The overall layout is particularly versatile and would suit a large family, multi-generational or multi-family occupation. Equally, it would be ideal for those requiring dedicated space for hobbies, home working, collections or other activities. With approximately 3,406 sq ft of accommodation including the garage, this is a substantial and unusually flexible home in one of Sidmouth's most prestigious locations.





THE LOCATION

Sidmouth is one of East Devon's most highly regarded coastal towns, beautifully positioned between the sea and rolling countryside of the Sid Valley. Set within the Jurassic Coast World Heritage Site, the town combines elegant Regency character with a vibrant year-round community and an enviable quality of life.

The town offers an excellent range of everyday amenities, including independent shops, cafés, restaurants, pubs and professional services, together with its attractive seafront, promenade and beautiful Connaught Gardens. The surrounding coastline and countryside provide superb opportunities for walking, cycling, golf and other outdoor pursuits.

Cotmaton Road is a particularly desirable residential location, situated towards the western side of the town with easy access to both countryside and the town centre. Sidmouth Golf Club is also located on Cotmaton Road, making this an especially appealing location for those who enjoy golf and outdoor activities.

For families, Sidmouth offers a good choice of schools, sporting facilities and community activities, whilst for those approaching retirement, it provides an ideal combination of coastal living, excellent amenities and a relaxed pace of life. Exeter is readily accessible by road, with the M5 approximately ten miles away.

Sidmouth offers an exceptional quality of life, combining a beautiful coastal setting, excellent amenities and countryside with convenient access to Exeter and the wider East Devon area.

6  bedrooms 2  bathrooms
4  receptions 6  car spaces

Local Authority: Devon Council

Council Tax Band: G

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: C





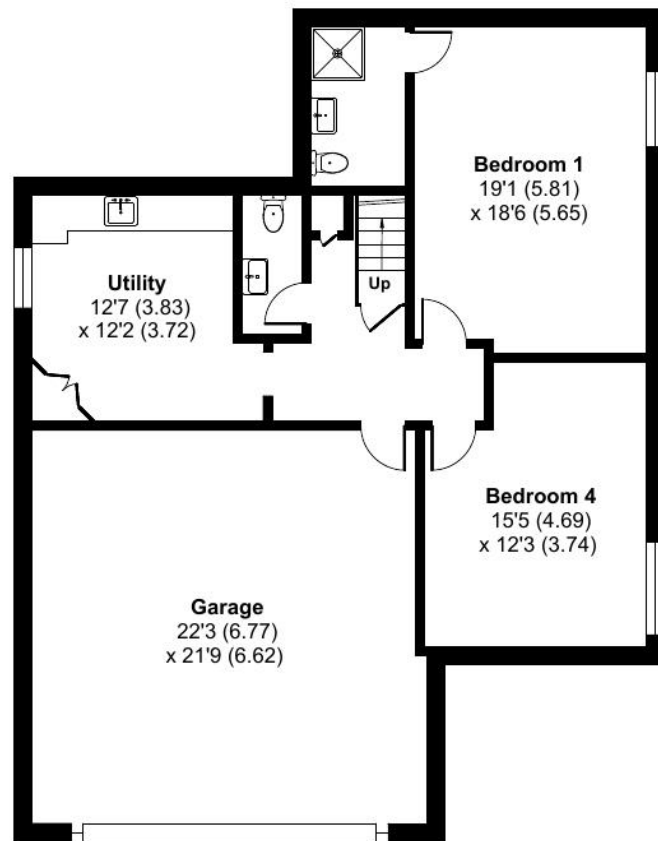
Highcot, Cotmaton Road, Sidmouth, EX10

Approximate Area = 2940 sq ft / 273.1 sq m

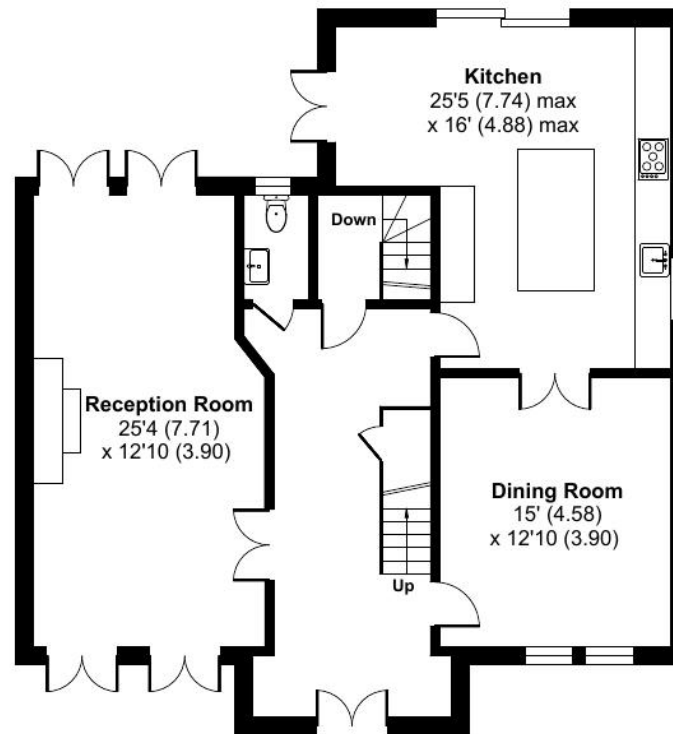
Garage = 466 sq ft / 43.2 sq m

Total = 3406 sq ft / 316.3 sq m

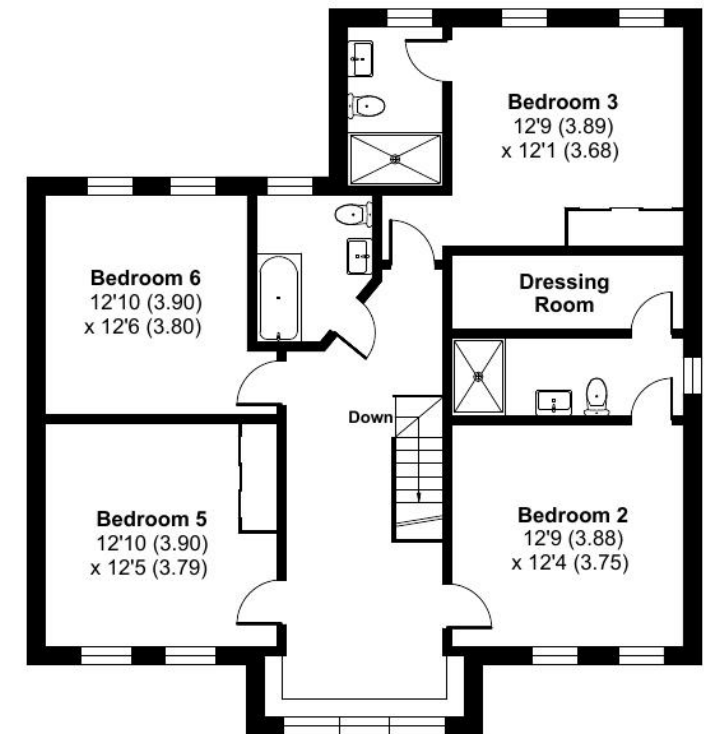
For identification only - Not to scale



GROUND FLOOR



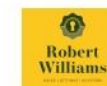
FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Robert Williams Ltd. REF: 1498054





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.