



QUEST

Sidmouth, Devon



A FABULOUSLY SITUATED LISTED FAMILY HOME AT THE END OF A NO THROUGH LANE, OVERLOOKING THE SID VALLEY, WITH GARDENS AND PASTURELAND

Summary of accommodation

Ground Floor: Reception hall | Sitting room | Dining room | Conservatory | Study | Cloakroom | Kitchen/breakfast room | Utility/boot room

First Floor: Principal bedroom | En suite dressing room/bedroom | Secondary bedroom/shower room suite | Two further bedrooms and bathroom

Annexe: Kitchen/dining/sitting room | Bedroom/shower room suite

Outside: Double garage | Store sheds | Terrace and gardens | Orchard | Stable building and storage barn | Pasture paddocks

In all about ? acres

Distances: Sidmouth seafront and town centre 2 miles, Honiton 10 miles, Exmouth 14 miles, Exeter 16 miles
(All distances are approximate)

SITUATION

Quest is situated at the top of Griggs Lane, just outside the edge of Sidmouth, overlooking the Sid Valley.

Sidmouth is a picturesque, seaside, Regency town on the East Devon coast, with its long esplanade, beautifully kept, elegant public gardens and lovely beaches framed by dramatic red sandstone cliffs. The town is also known for its 18th and 19th century architecture, featuring a number of 'cottages ornee'.

The town has independent and boutique shops, theatre, cinema, cafes, pubs and restaurants, as well as a number of sports clubs, including cricket, rugby, tennis and sailing. In addition there is a swimming pool and 18 hole golf course. The town also enjoys its renowned and popular annual summer Folk Festival.

Sidmouth is within the East Devon Landscape area on the stunning 'Jurassic Coast', a World Heritage Site, and along the coast are secluded beaches, coves and some delightful seaside towns and villages, such as Budleigh Salterton, Lyme Regis, Beer and Branscombe, and there is spectacular walking to be had along the South West Coast Path.

Not far away, at the mouth of the beautiful River Exe Estuary, is Exmouth, with its long sandy beach, marina and excellent opportunities for sailing and other water sports.

Also within easy reach is the university and cathedral city of Exeter with full range of cultural, shopping and leisure facilities, as well as access onto the M5 motorway, stations with mainline connections to London (Paddington and Waterloo) and an airport.

Sidmouth has primary and secondary schools and private education with St John's School. Also nearby is the renowned Colyton Grammar School and a choice of private schools in Exeter.



THE PROPERTY

Quest enjoys a wonderful location, surrounded by farmland, overlooking the Sid Valley, with stunning views over Sidmouth and the surrounding, rolling countryside of East Devon, and yet within a comfortable walk of the town centre and seafront.

The house is Listed as being of architectural or historical interest, Grade II, and is believed to date from the 19th century, with its distinctive 'cottage ornee' style, renowned in Sidmouth.

The house has been in the same family for nearly 60 years and is now in need of modernisation throughout, although the thatch is understood to have been replaced during 2021/22.

Steps descend from the parking and turning area to the rear of the house and the entrance porch into the unusual cross shaped reception hall overlooked by a central gallery and with tiled floor and glazed door out to the terrace and verandah. Off the hall are the sitting room with fireplace and two sets of French doors out to the verandah and the dining room with parquet floor, fireplace with marble surround and mantle, and also two sets of French doors to the terrace and verandah.

The kitchen/breakfast room has an oil fired AGA and a walk-in pantry and on the side of the house is the conservatory with French doors out to the terrace. The turned staircase rises from the hall to the landing, leading to the principal bedroom with en suite dressing room/bedroom, secondary bedroom with en suite shower room and two further bedrooms and bathroom.

To the rear of the house steps rise to the self-contained annex with kitchen/dining/sitting room, bedroom/shower room suite and connecting door to the main house so that it could easily be incorporated into the house.



To the rear of the house, double wrought iron gates open from the lane into the wide parking and turning area and the double garage and steps down to the entrance door as well as an archway beneath the annex, with stores and leading around to the terrace and gardens.

French doors from the sitting and dining rooms open to the broad terrace and verandah with climbing plants including wisteria, running the length of the house, and with steps down to the enclosed lawned garden with ornamental shrubs and trees, including magnolia and camellia. French doors from the conservatory open to a further small terrace area to the side of the house.

Within the gardens are potting sheds and greenhouses and, to the rear, steps rise to a former vegetable garden and an orchard area with apple trees. Above is the former tennis court and a small paddock.

On the opposite side of the lane is a further large parking and turning area and below this is the stable yard with stable building and store barn. A five bar gate from the parking and turning area opens to a range of gently sloping pasture paddocks.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity. Private water and drainage. Oil fired heating.

Local Authority: East Devon District Council

EPC: ?

Council Tax: ?

Directions: EX10 9QF

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



Approximate Gross Internal Area = 3649 sq ft - 339 sq m
(Excluding Outbuilding & Undercover Area & Store & Utility)

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.

I would be delighted
to tell you more.

Florence Biss
01392 423111
florence.biss@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated April 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.