



Flint Cottage



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, Sidmouth, EX10 0PH

What3Words: ///puff.composts.employ

A spacious and characterful barn conversion offering versatile accommodation, south-facing gardens, ample parking and garage

- Rural Setting
- Barn Conversion
- Character Features
- Ample Parking
- Freehold
- Accessible to the Coast
- South Facing Garden
- Wood Burner
- Garage
- Council Tax Band E

Guide Price £750,000

SITUATION

The location is idyllic being surrounded by glorious East Devon countryside yet the A3052 is easily accessible providing swift access to the Cathedral city of Exeter and the M5. There is a lovely walk to the coast and South West footpath to Sidmouth which is a popular Regency coastal town with an Esplanade.

DESCRIPTION

This barn conversion offers spacious and well-presented accommodation with plenty of character and natural light throughout.

An entrance hall with flagstone flooring leads through to the cloakroom and spacious kitchen/breakfast room, with a range of base and wall units, together with a Rangemaster-style cooker, dishwasher and fridge. A separate utility room provides additional storage and appliance space. A separate dining room offers space for formal dining and includes a lift to the first floor. The sitting room is another generous dual-aspect room with an inglenook fireplace and inset wood burner. There is also a study, currently arranged as a ground floor bedroom, providing flexible accommodation.

On the first floor are three good-sized bedrooms. The principal bedroom includes a dressing room and en suite bathroom with bath and separate shower. The second bedroom is a spacious double with built-in storage, whilst the third bedroom is also capable of accommodating a double bed. A family bathroom serves the remaining bedrooms. A loft room provides additional flexible space suitable for a studio, snug or home office.

OUTSIDE

The property is approached via a gravel driveway leading to the attached garage with light and power. Additional parking is available to the side of the property for at least two vehicles. The south-facing gardens are mainly laid to lawn with a range of mature plants, shrubs and trees. A paved patio provides space for outdoor dining and entertaining, together with a feature pond and a good degree of privacy.

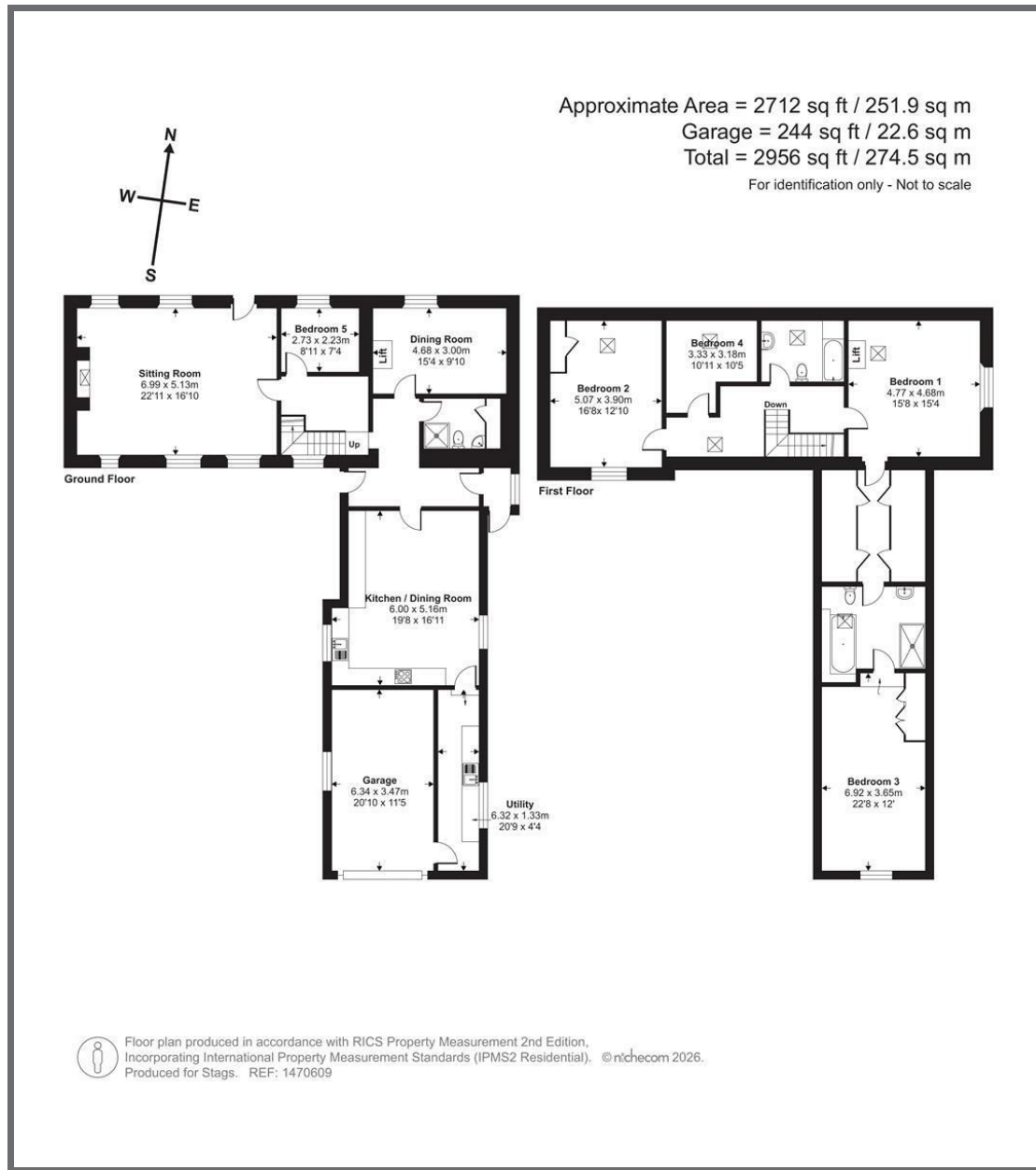
SERVICES

Mains water and electricity is connected. Oil fired central heating. Septic Tank (Compliant). PV Panels (owned). Standard broadband available. Good outdoor mobile signal with all major networks (Ofcom, 2026).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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