



# Sidford High Street, Sidford

Guide Price £825,000

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This charming and unique detached residence offers an extensive amount of accommodation and is presented in good order throughout. The property occupies a healthy sized plot benefitting from a large frontage and a beautifully tended south facing rear garden that enjoys panoramic views of the Sid Valley and of the sea from ground floor level.

The accommodation is incredibly versatile and briefly comprises a glazed entrance foyer or 'front porch' that offers comfortable space to remove coats and shoes before passing through to a reception space. Open archways connect to an adjoining reception area in a semi open plan style which has a bay window overlooking the front. A door from the original reception space opens to a more formal entrance hallway with a ground floor cloakroom and the adjoining 'front porch' which features the original hardwood panel door. The living room is another pleasant reception space with a southerly facing bow window that overlooks the rear gardens and a gas coal effect fireplace with an attractive composite surround.

The dining room is another great space with the unique feature of a hexagonal shaped turret window which provides a delightful sitting space that overlooks the rear gardens. A door leads to the kitchen which offers an extensive range of base and wall mounted units with a selection of integral appliances including a range cooker and a breakfast bar counter surface. The utility room is located towards the rear of the room which offers space for further appliances and benefits from a practical tiled surround. A pair of glazed doors opens from the kitchen to a sun room which is another lovely space to view the garden from. A further glazed door opens directly onto the gardens.

The first floor offers four double bedrooms, each with their own en-suite facilities and an additional shower room. The master bedroom is a generously sized double room which enjoys the same hexagonal shaped window to one corner as the dining room below. Panoramic views across the Sid Valley and to the sea can be enjoyed by all of the southerly facing windows on the first floor. The en suite bathroom comprises a bath with a fully tiled surround, a shower cubicle with an electric shower unit, a low level WC and a wash basin with fitted storage below. Bedroom 2 has a good range of fitted storage and in addition to an en-suite shower room, there is another separate room that could feature as a dressing room or study if required. Bedrooms 3 has a delightful bow window with a similar outlook to bedroom 1 and bedroom 4 overlooks the front with distant views towards Core Hill in the north.

The annex accommodation can be access separately via a door on the left hand side of the property or internally from the reception room which adjoins the front porch. The annex accommodation comprises of its own entrance hallway, a living room with glazed doors that connect to a conservatory that overlooks the rear garden. A kitchen and separate utility room completes the ground floor area. The first floor offers two bedrooms, a bathroom and further stairs provide access to a loft room which is presently used as a useful workspace.

The property is approached over a large, gravelled driveway which will accommodate off road parking for several vehicles. A detached double garage is located to the right hand side of the driveway featuring two electric up and over doors and a partly glazed pedestrian door to the rear. The front of the property is screened by a stone wall along the northern boundary and there are a number of bedding areas with established planting to provide colour and interest. The rear garden is a beautiful space that will please any keen gardener. This area enjoys a southerly orientation and fabulous views towards Salcombe Hill in the east and down through the Sid Valley to the sea. A gravelled path a patio space lies immediately to the rear of the property offering a superb space for sitting out and





- Front and Rear Entrance Hallways
- Two Kitchen's each with adjoining Utility Rooms
- Two Bathrooms and Four En Suites
- Beautifully Tended South Facing Gardens
- Four Bedroom Home with an adjoining Two Bedroom Annex
- Five Ground floor Reception Rooms
- Six First Floor Bedrooms and a Futher Loft Room
- Detached Double Garage and a Large Driveway
- Fabulous Views to the sea and of the Sid Valley
- Energy Rating C



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