



The Old Bakery
Bridge Street
Sidbury
EX10 0RU

Guide Price
£425,000 FREEHOLD

An attractive four/five bedroom cottage with large outbuilding/garage and situated in the centre of this pretty East Devon village.

The Old Bakery is Grade II Listed and is being offered for sale with no on-going chain. The cottage retains much of its original character and charm, with its cottage style windows and doors along with exposed ceiling beams.

Situated in the centre of the village, the cottage is within a short stroll of local amenities which include Drew's Butchers/stores, The Red Lion pub, St Giles church and a popular primary school. The village is surrounded by some beautiful countryside and there is also a bus service.

Unusually for Sidbury, the property also includes a large detached outbuilding which is split level to include a garage area, mezzanine landing and WC, all providing lots of storage and potential.

On entering the cottage, a wide canopy porch opens into the main reception/sitting room which enjoys an outlook to the front aspect and leads into an inner hall which has the stairs rising to the upper floor. The sitting room enjoys a lovely south westerly aspect, with a door into the rear garden and features parquet flooring along with a stone fireplace.





A separate study enjoys a dual aspect and the kitchen/dining room is to the rear of the cottage and provides plenty of room for a good size table and chairs. The kitchen also accesses the rear garden and provides lots of cupboards and worksurfaces providing ample storage and there is a freestanding gas cooker along with space for further appliances.

To the first floor there are currently five bedrooms, one being used as a dressing room all having fitted wash basins and there is a bathroom and separate WC.

The majority of the garden is to the rear of the cottage and predominantly enjoys a south and west aspect. The garden comprises an area of lawn, paved areas, shrub borders along with a lily pond and greenhouse. The garage/outbuilding can also be accessed from the rear garden.

General modernisation is now required throughout.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available with predicted download speeds of 80 mbps. Good outdoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

OUTGOINGS We are advised by East Devon District Council that the council tax band is E.

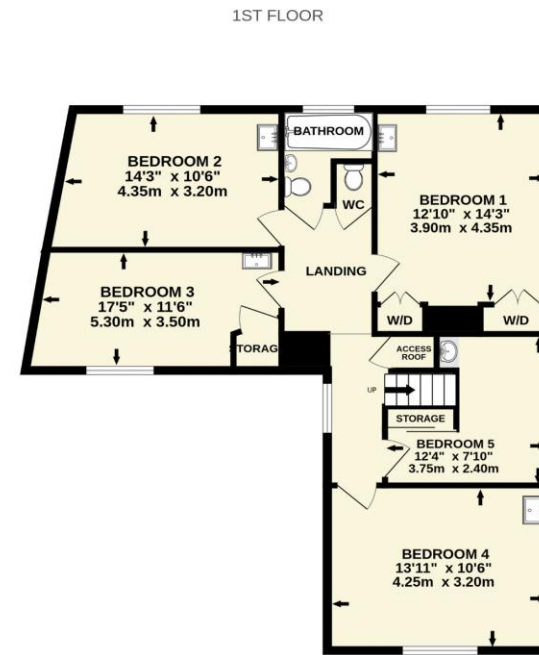
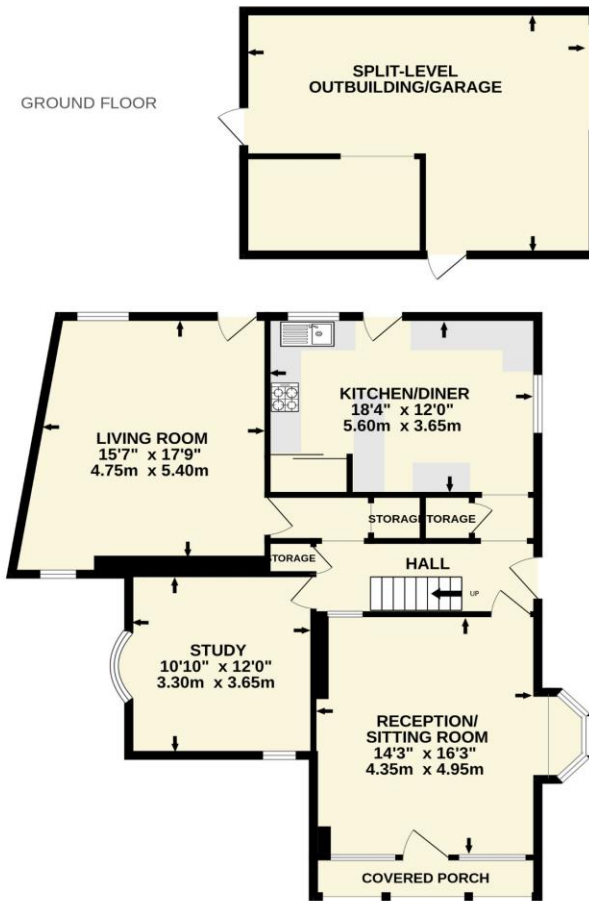
EPC: N/A – Grade II Listed

POSSESSION Vacant possession on completion.

REF: DHS02577

VIEWING Strictly by appointment with the agents.





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.
 Made with Metropix ©2025

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.



Tel: (01395) 516633
 Email: reception@harrisonlavers.com
www.harrisonlavers.com

