



Moorcourt Lodge







# Moorcourt Lodge

Moorcourt Close, Sidmouth, EX10 8SU

Sidmouth Beach: 0.8 mile Budleigh Salterton: 5.8 miles Honiton Station: 10.4 miles

Moorcourt Lodge is a distinguished early 1900's four bedroom home in Sidmouth, featuring original architectural details, sea views, and landscaped grounds. Combining period charm with modern comforts, this property offers spacious living areas with period detail, a master suite with ensuite and lovely kitchen family room.

- Beautiful detached home
- Balcony from master suite
- Large living room with bay window and fireplace
- Driveway parking and garage
- Freehold
- Glorious sea views
- Extended kitchen/family room
- Landscaped gardens and vegetable plots
- EPC C
- Council Tax Band G

Guide Price £1,370,000

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@StagsProperty

## SITUATION

Moorcourt Lodge occupies a beautifully elevated position with sweeping views toward the sea, offering the tranquillity of a secluded setting while remaining wonderfully close to the vibrant heart of Sidmouth. Positioned just above the bustle of the town, Moorcourt Lodge combines the best of both worlds: a peaceful atmosphere with convenient access to Sidmouth's charming offerings.

Sidmouth, a picturesque Regency town along East Devon's rolling coastline, is known for its long esplanade, serene beaches, and exquisitely tended public gardens. A stroll through town reveals elegant streets lined with boutique shops, independent cafés, and inviting pubs that embody the town's timeless charm. This coastal town has become a haven for those drawn to a relaxed lifestyle enriched by natural beauty and a warm, welcoming community. Sidmouth's amenities include a cinema, theatre, and an array of recreational facilities, from swimming and sailing to cricket, rugby, tennis, and golf, making it a perfect choice for outdoor enthusiasts. The town's pebbled and sandy beach, framed by the dramatic red sandstone cliffs of the Jurassic Coast, offers an ideal setting for both relaxation and water sports.

As part of the East Devon Area of Outstanding Natural Beauty and located on the renowned Jurassic Coast - A World Heritage Site - Sidmouth offers residents and visitors access to some of the UK's most scenic walking routes along the South West Coast Path. This trail provides endless opportunities to explore the stunning coastline, with breath taking cliff-top views and secluded beaches along the way.

To the west, the Cathedral City of Exeter is a comfortable commute, providing an extensive range of amenities and direct rail links to Paddington and Waterloo, as well as convenient access to the M5 motorway and Exeter International Airport. With its seamless blend of coastal serenity, natural splendour, and historic charm, Sidmouth, and specifically Moorcourt Lodge, captures the essence of Devon's most desirable seaside lifestyle.

## DESCRIPTION

Located in the heart of Sidmouth, Moorcourt Lodge is a refined early 1900's property that merges period charm with practical, modern living. This four bedroom home is set on landscaped grounds with sweeping sea views, offering a unique combination of privacy and accessibility to the Devon coastline.

The entrance hall, featuring original parquet flooring, leads into well-designed spaces that balance character with functionality. The spacious living room has a woodburning stove and enjoys large windows that bring in ample natural light and garden views. Adjoining this is a formal dining room which features an original fireplace, ideal for family gatherings, while the kitchen-breakfast room features modern appliances, plenty of counter space, and direct access to the garden through patios doors - perfect for easy indoor-outdoor living. Additional rooms on the ground floor include a study, a utility room, and cloakroom.





Upstairs, Moorcourt Lodge offers three comfortable bedrooms. The master suite has an ensuite bathroom, and doors leading to the balcony to enjoy the sea views. The two other double bedrooms share a well-equipped shower room. The fourth bedroom is currently fitted with wardrobes and used as a dressing room, but could serve easily as a single bedroom. There are plenty of storage cupboards on the landing.

Preserving its 1920s heritage, Moorcourt Lodge combines original architectural details with essential updates, making it an ideal home for those seeking both character and convenience in the desirable coastal town of Sidmouth.

#### OUTSIDE

The extensive gardens of Moorcourt Lodge are beautifully landscaped to create a private, tranquil oasis that fully embraces its coastal setting. Centrally positioned within the plot, the property enjoys sweeping sea views framed by lawns, vibrant flower beds, and mature trees. Meandering paths lead through serene garden spaces designed for relaxation and entertaining, while the grounds also feature well-tended vegetable plots for home gardening.

To the rear, the property backs onto open fields, offering an excellent degree of privacy and an uninterrupted natural backdrop. Completing the outdoor features is a practical garage for secure parking and storage. Just moments from Sidmouth's town centre, Moorcourt Lodge provides both seclusion and easy access to local amenities, renowned schools, and the stunning Jurassic Coast walking trails.

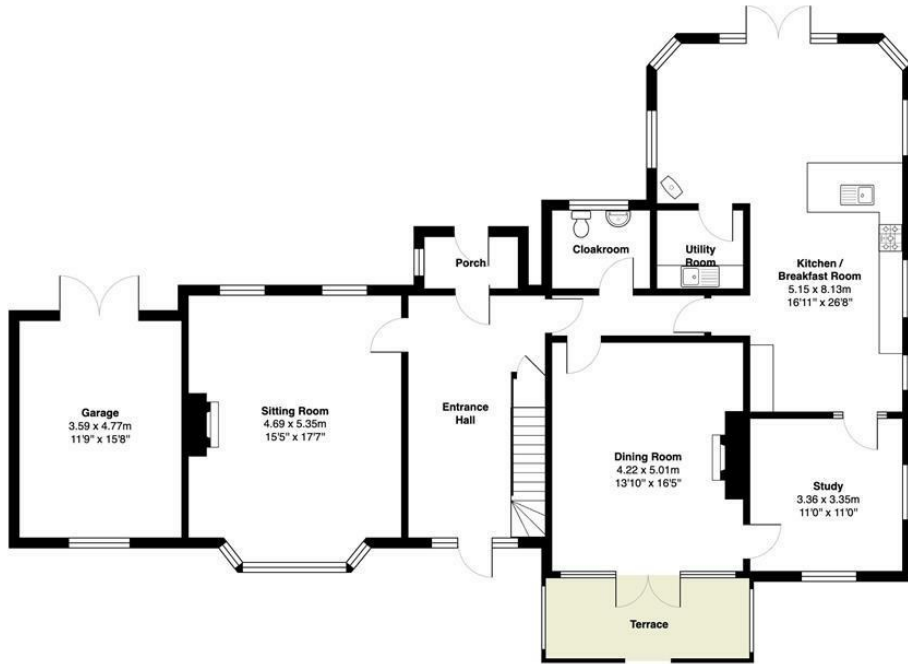
#### SERVICES

Moorcourt Lodge is equipped with mains electricity, water, and drainage, along with gas-fired central heating. Standard broadband is available for reliable internet connectivity, and the mobile phone signal is strong from EE, O2 and Vodafone across the property and grounds, supporting consistent communication.

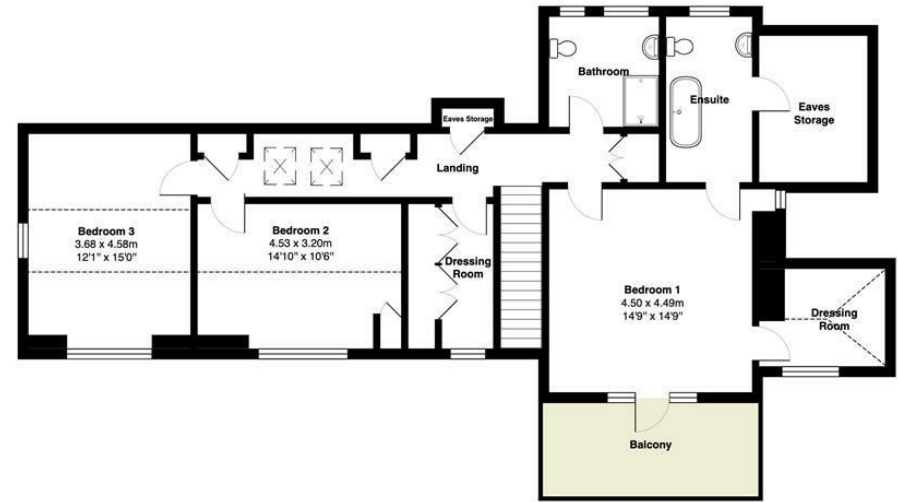
#### DIRECTIONS

To reach Moorcourt Lodge from Sidmouth Esplanade, head West up Peak Hill Road, turn right into Cotmaton Road. Pass the entrance to Sidmouth Golf Club and take the next left into Moorcourt Close, the driveway for Moorcourt Lodge will be found on the right hand side. What 3 Words: [///guises.fend.atomic](http://guises.fend.atomic)





Ground Floor



First Floor

Total Area: 262.8 m<sup>2</sup> ... 2829 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



