
HLP
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Court Place Farm
Lower Way,
Harpford,
Sidmouth EX10 0NQ

£1,395,000 FREEHOLD

A rare and exceptional country property – Circa 1850 – enjoying stunning countryside views and with grounds approaching three acres.

Court Place Farm represents a truly rare opportunity to acquire a property of considerable charm and character, having been sold only once in the last 175 years. Dating back to circa 1850, this distinguished property has in more recent years undergone substantial renovation, fitted and finished to an excellent standard yet sympathetically to the period of the house. This has created a versatile and generously proportioned family home with stunning rural views in a peaceful hamlet setting, yet conveniently positioned for the popular coastal town of Sidmouth.

Set within approximately two and three quarter acres, the grounds include a level paddock adjoining The River Otter, providing an attractive rural setting, with a wonderful sense of space and connection to the surrounding countryside.

The accommodation is both spacious and adaptable, with a welcoming main reception hall, featuring a flagstone floor and turning staircase and having a useful boot room and cloaks/WC off. Four reception rooms are all well-proportioned, three of which have feature fireplaces.













Worthy of particular mention is the living/family room which opens into an impressive kitchen/breakfast room, creating a superb heart to the home. Both rooms are ideal for every day family life and entertaining alike. Glazed doors connect the kitchen to the garden, while an extensive range of storage units and worksurfaces, together with a central island unit provide a practical and sociable space. In addition, a separate utility room offers further storage and laundry areas.

On the first floor are five bedrooms, together with an additional occasional bedroom, offering considerable flexibility for family occupation, visiting guests or home working. The principal bedroom has a dressing room and en-suite shower room, while the second bedroom has its own shower and wash basin off. A separate family bathroom serves the remaining bedrooms and has both a bath and separate shower.

Outside, the formal gardens comprise attractive lawns, established borders and an extensive paved terrace which is ideally positioned to make the most of the property's rural outlook. The terrace provides a lovely setting for outdoor dining, entertaining and relaxation, with far reaching countryside views and beautiful sunsets to enjoy. The property is approached through electric gates opening onto a driveway with garaging and useful adjoining stores and workshops. Adding further appeal is a shepherd's hut with its own adjoining garden area, which the current owners have successfully operated as an Airbnb, offering an opportunity for supplementary income or independent guest accommodation.

Despite its tranquil, rural position Court Place Farm is conveniently placed for Sidmouth, renowned for its attractive seafront, independent shops and range of amenities. A bus stop is within walking distance, providing an additional connection to both Sidmouth and the surrounding area.





SERVICES Mains gas, electricity, water and drainage are connected. Gas central heating installed – new boiler fitted 2026.

BROADBAND AND MOBILE Standard and Ultrafast broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - October 2026.

COUNCIL TAX We are advised by East Devon District Council that the council tax band is **G**.

POSSESSION Vacant possession on completion.

EPC: **C**

REF: DHS02741

VIEWING Strictly by appointment with the agents.

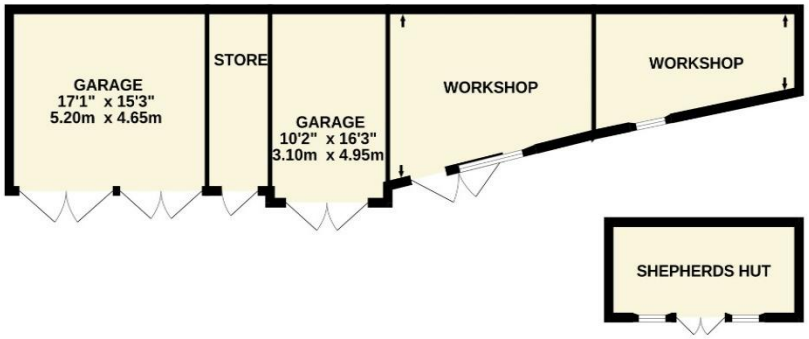
PROOF OF IDENTITY Please note that as part of our obligation to perform ID and Anti Money Laundering checks, a fee is chargeable to all buyers once an offer is accepted to cover the cost of these checks. Once completed, the fee is not refundable under any circumstance.





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.

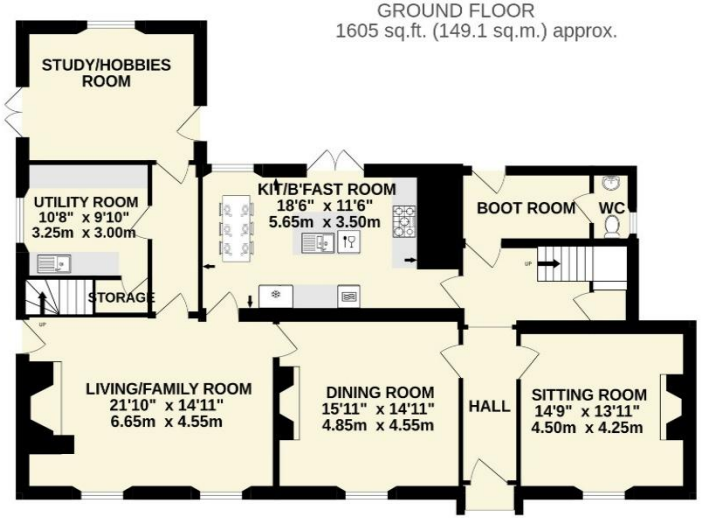
1017 sq.ft. (94.4 sq.m.) approx.



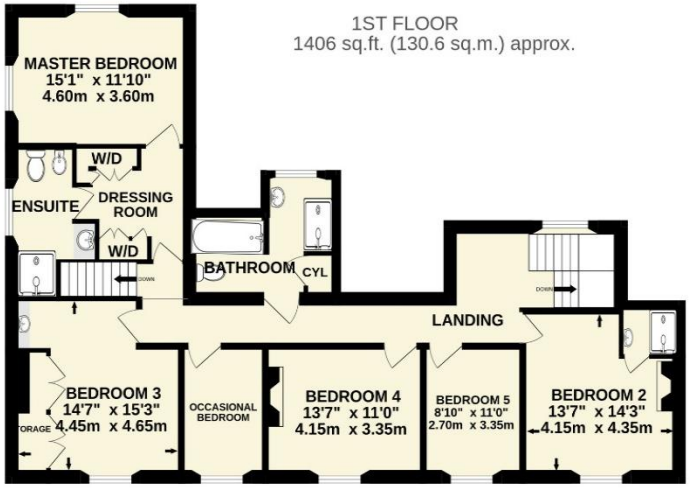
TOTAL FLOOR AREA : 4028 sq.ft. (374.2 sq.m.) approx.

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.
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GROUND FLOOR
1605 sq.ft. (149.1 sq.m.) approx.



1ST FLOOR
1406 sq.ft. (130.6 sq.m.) approx.



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