Ashprington, 5 Sidmount Gardens

STAGS

Ashprington, 5

, Sidmouth, Devon EX10 8XQ

What 3 Words: ///lazy.deeper.spite

Unique split-level bungalow with landscaped gardens and useful outbuildings.

- Stunning elevated position
- Three Double bedrooms
- Kitchen and Utility
- Garage and Parking
- Freehold
- Sea glimpses
- Sitting/Dining Room
- Wonderful gardens
- Lots of Outbuildings
- Council Tax Band G

Offers In Excess Of £600,000

SITUATION

Set towards the end of a private no through road, the property occupies a wonderful elevated position with views towards the sea. Despite being conveniently close to Sidmouth town centre, its elevated setting provides a welcome sense of peace and separation from the hustle and bustle below.

The stunning Regency town of Sidmouth lies on the rolling East Devon coastline and is renowned for its long esplanade, beaches and beautiful public gardens. The town offers an excellent range of independent shops and amenities, including a cinema and theatre, together with numerous recreational facilities such as swimming, sailing, cricket, rugby, tennis, bowls, croquet and golf. Sidmouth is surrounded by beautiful East Devon countryside and lies on the spectacular Jurassic Coast, a designated World Heritage Site.

The cathedral city of Exeter is within easy reach to the west and provides an extensive range of shopping, leisure and cultural facilities, together with mainline rail services to London. The city also offers convenient access to the M5 motorway and Exeter Airport.

DESCRIPTION

Built by the family of the owners in the mid 1970's, this unique home is positioned within the former kitchen gardens of Sidmount House, alongside the potting sheds and outbuildings of this former working garden. The bungalow has in recent years been used as a second home and let as a holiday cottage, so the property may be available with furniture etc, subject to negotiation.

ACCOMMODATION

This individual split level bungalow takes full advantage of its elevated position, with large picture windows and sliding doors enjoying far reaching views across surrounding rooftops and trees towards the sea. The property also benefits from easy, level access from the parking area to the front entrance.

A generous enclosed entrance porch opens into the hallway, with a few steps leading down to the main living accommodation. The light filled living space enjoys the outlook and opens onto two raised patio areas through French and sliding doors, creating a lovely connection between the house and outside space.

The kitchen is fitted with a range of cupboards and includes a Rangemaster cooker with five ring hob, together with space for a fridge and dishwasher. A door leads through to a spacious utility room with fitted storage, beyond which is the third double bedroom.

Returning to the entrance hall, there are useful built in storage cupboards and access to two further double bedrooms, both with fitted wardrobes and wash hand basins. Completing the accommodation is a family bathroom with separate shower, together with an additional shower room.

OUTSIDE

The gardens are a wealth of colour and interest with gently sloping paths connecting the parking to the bungalow. Well maintained and wonderfully stocked with established flowers and shrub borders.

There is a good size parking area in front of the 'L'shaped garage/workshop with a gently sloping path to the front door. There is a tool shed, woodstore (low head height) and a superb potting shed, looking over the front gardens.

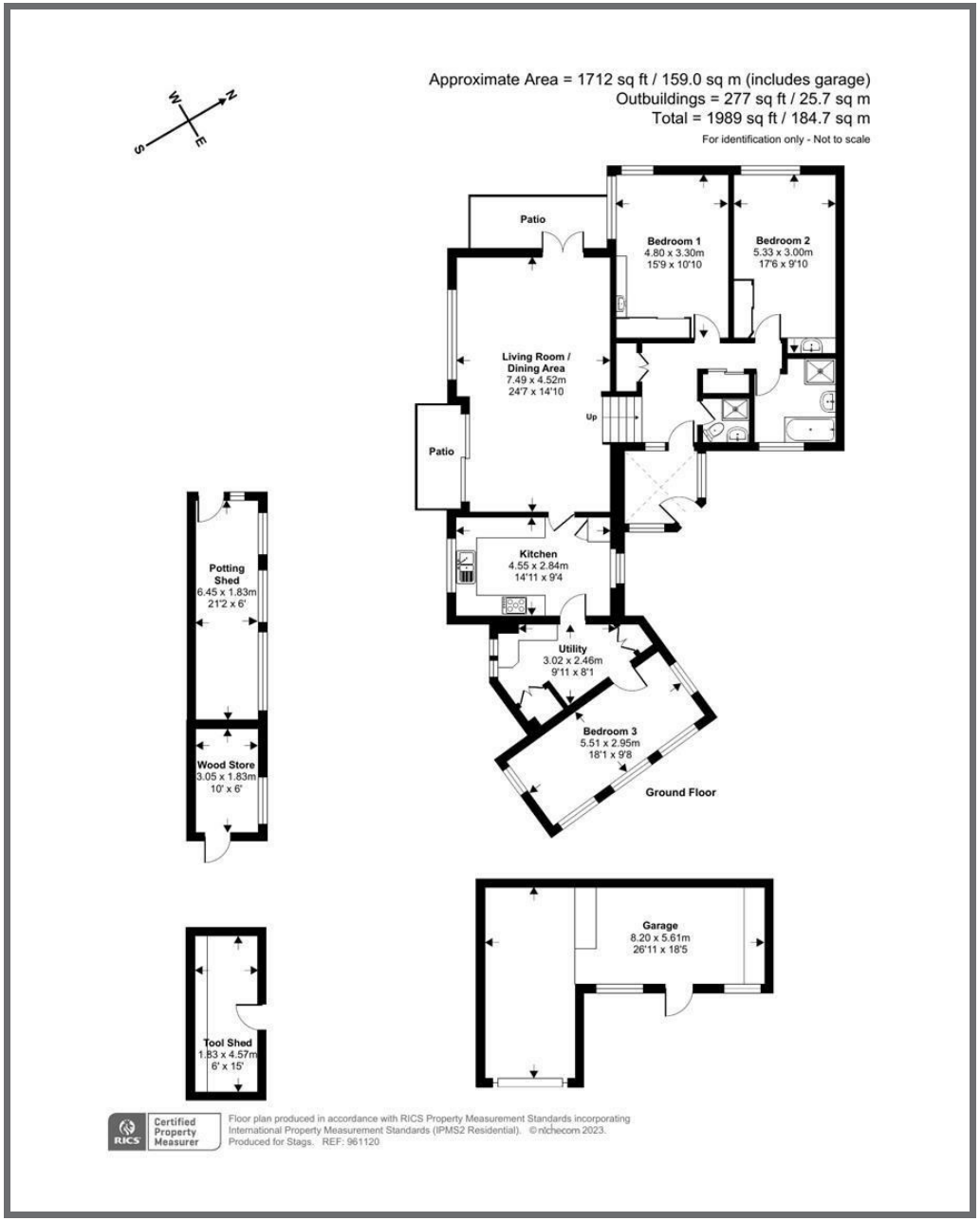
FURTHER GARDEN/PLOT AVAILABLE

There is the option to purchase an additional 0.6 acre of grounds including a woodland area. Previously the land had planning permission for an detached contemporary dwelling, but has since lapsed.

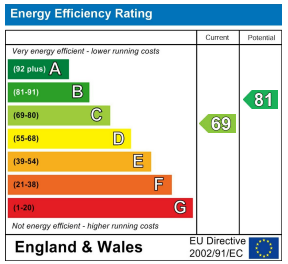
SERVICES

All mains connected. Gas fired central heating.
Standard and superfast 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.



STAGS



Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885