


# Elvy Cottage

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Newton Poppleford, Sidmouth, EX10 0EG

Sidmouth 3.7 miles; Honiton 10.7 miles; Exeter 11 miles

A charming Grade II Listed cottage in the heart of a popular East Devon village, offering characterful accommodation and attractive gardens

- Grade II Listed
- Attractive Gardens
- Freehold
- Two Bedrooms
- Period Features
- Council Tax Band C

## Offers In Excess Of £300,000

SITUATION
The property is situated adjacent to the High Street through Newton Poppleford and within easy walking distance of all the main local shops and services. Parking is usually available a short distance from the property. The Cathedral City of Exeter with M5 junction is approximately 20 minutes drive to the west and the coastal town of Sidmouth 10 minutes drive to the south.

DESCRIPTION
Believed to date back to the 17th Century, this attractive cottage offers a wealth of period features including an inglenook fireplace, exposed beams and deep-set windows. The property enjoys a central village location and provides well-balanced accommodation across two floors.
A part-glazed front door leads into a useful entrance porch, opening into a generous living room with ceiling beams, a substantial inglenook fireplace and French doors leading to the rear garden. The adjoining dining room is dual aspect, providing ample space for a dining suite and further access to the garden via a second glazed door. A ground floor cloakroom and stairs to the first floor are accessed from the dining area. The kitchen is situated at the rear of the property and features a range of base and wall units, exposed brickwork, beams, and a stable door to the garden. Upstairs, the landing offers pleasant views over the village and includes a deep window sill and built-in storage. There are two dual-aspect double bedrooms, both with views across the village and surrounding countryside. Bedroom one benefits from a fitted cupboard and recessed dressing area.

OUTSIDE
The gardens are a notable feature of the property, enjoying a sunny aspect for much of the day. Mainly laid to lawn, the garden includes well-stocked borders with a variety of plants and shrubs, as well as a separate patio area ideal for outdoor seating. A large workshop provides useful additional storage or workspace, and a side gate gives access to the front of the property.
While there is no allocated parking with the property, there are several nearby options. These include the village car park accessed from School Lane and unrestricted on-street parking in Brook Meadow, a residential cul-de-sac opposite the cottage.

SERVICES
All main services connected. Gas central heating.
Standard, superfast and ultrafast broadband available. Mobile signal likely outside with all major networks (Ofcom, 2025).

What3words: ///helping.beard.springing



















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.

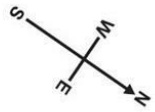


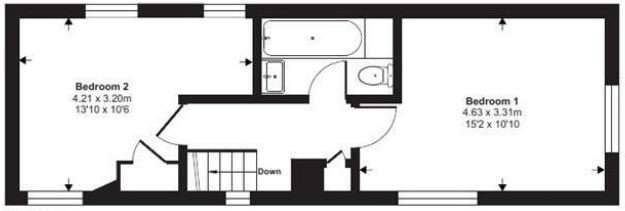
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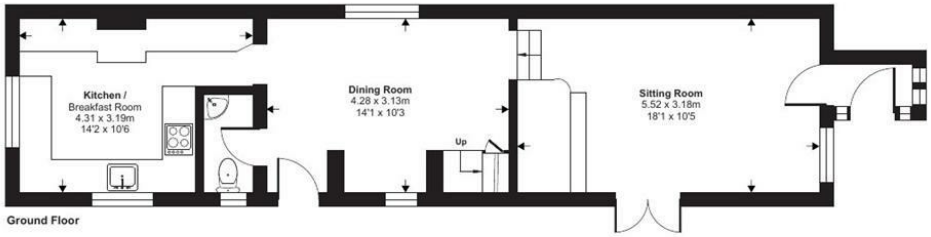
Approximate Area = 881 sq ft / 81.8 sq m

For identification only - Not to scale




First Floor




Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1303409