

# Littlecot House







# Littlecot House, Knapps Lane

Harpford, Sidmouth, Devon, EX10 0NH

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A stunning family home in just under 10 acres with a 2 bedroom holiday let, stables and swimming pool.

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- Beautiful grounds
- Stables and tractor barn
- Heating swimming pool
- Large outside terrace
- Current council tax band G
- 2 Bed holiday let
- Stunning views
- Open plan kitchen/ living room
- 5 bedrooms and 4 bathrooms
- Freehold

## Guide Price £1,500,000


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## SITUATION

Situated in the highly sought-after village of Harpford, this appealing setting enjoys a peaceful rural environment surrounded by the rolling countryside of the East Devon National Landscape. The village features the historic 14th Century St Gregory's Church and is crossed by the East Devon Way, offering excellent walking through Harpford Woods and the surrounding landscape. Harpford occupies an enviable position on the eastern bank of the River Otter, approximately one mile from Newton Poppleford and under four miles from Sidmouth.

Sidmouth is one of East Devon's most desirable seaside towns, forming part of the Jurassic Coast World Heritage Site. Renowned Regency architecture and attractive seafront, the town provides a good selection of independent shops, cafés, restaurants and public houses.

The area is well served by schooling, including Sidmouth College and St John's School, with Colyton Grammar School accessible by local transport. Exeter lies approximately 14 miles to the west, offering an extensive range of shopping, leisure and cultural facilities, along with excellent independent schools. It also provides access to the M5, mainline rail services to London Paddington and Waterloo, and Exeter Airport. Honiton, about 10 miles away, offers further rail links to London Waterloo.

## ACCOMMODATION

The light and airy accommodation has been thoughtfully extended and enhanced by the current owners over time, creating a well-balanced home that takes full advantage of the delightful views.

A front door opens into a spacious L-shaped reception hall with stairs to the first floor and a cloakroom/WC.

The sitting room is an attractive space with a wood-burning stove and French doors to the terrace, opening through to a bright garden room overlooking the pool and gardens, with further French doors to the outside.

The kitchen/breakfast/family room forms the heart of the house, extending to approximately 35ft and enjoying countryside views. It is fitted with a comprehensive range of units beneath granite work surfaces, with a central island and integrated appliances including a mains gas-fired AGA with companion electric oven and gas hob. There is ample space for dining and informal seating, with a snug area centred on a wood-burning stove and patio doors opening onto the terrace. A utility room adjoins.

On the first floor are five bedrooms, all with countryside views. The principal bedroom includes a dressing room and en suite, with two further en suite bedrooms and a family bathroom.













## OUTSIDE

The property is approached from a quiet Devon lane, leading to an extensive parking and turning area suitable for a number of vehicles. The driveway continues beyond the house to an open-fronted two-bay garage with adjoining workshop.

The house stands within attractive, well-maintained landscaped gardens, laid principally to lawn and interspersed with mature trees, shrubs and well-stocked borders. Immediately adjoining the southern elevation is a generous paved terrace, ideally positioned to take full advantage of the far-reaching countryside views and providing an excellent space for outdoor entertaining and al fresco dining.

A particular feature is the heated outdoor swimming pool, served by an air source heat pump and set within a private, sheltered part of the garden.

## THE CIDER BARN

Within the grounds lies The Cider Barn, a detached two-bedroom holiday cottage. Enjoying a private setting separate from the main house, it benefits from its own access, parking and garden. A south-facing decked terrace takes full advantage of the views across the surrounding valley and countryside.

The well-presented accommodation comprises an open-plan kitchen/living space and two double bedrooms, both with en suite facilities, together with underfloor heating.

Currently operated as a successful holiday let, The Cider Barn generates a useful supplementary income but would equally suit a variety of ancillary uses, including accommodation for family or guests, subject to any necessary consents.

## LAND, STABLES & BARN

Beyond the formal gardens lie adjoining pastureland, occupying a sheltered valley setting bordered by woodland, with a stream running along the lower boundary, creating an attractive and tranquil natural environment.

The property is well suited to equestrian use, with a substantial timber stable block and tractor barn, together with direct access to grazing and excellent riding in the surrounding countryside. In all the property extends to about 9.61 acres (3.89 ha).

## SERVICES

Mains gas, electricity, water and drainage for the house. Gas fired central heating in the house. Private drainage and electric heating for The Cider Barn. Standard and ultrafast broadband available. EE, O2, Three and Vodafone mobile networks available outside (Ofcom).

## DIRECTIONS

What Three Words: ///friday.areas.spared

## AGENTS NOTE

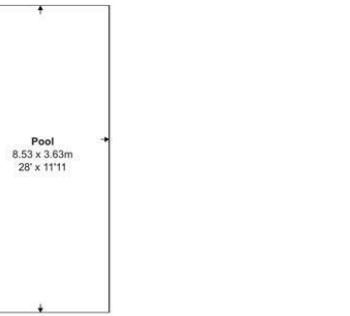
The vendors advise that there is a Holding number 10/251/0095.

Two Wayleave Agreements for electricity and telephone cabling—with annual payments of £36.80 and £18.37 respectively.

Approximate Area = 3268 sq ft / 303.6 sq m
Garage = 312 sq ft / 28.9 sq m
Annexe = 874 sq ft / 81.1 sq m
Outbuilding = 1094 sq ft / 101.6 sq m
Total = 5548 sq ft / 515.4 sq m
For identification only - Not to scale

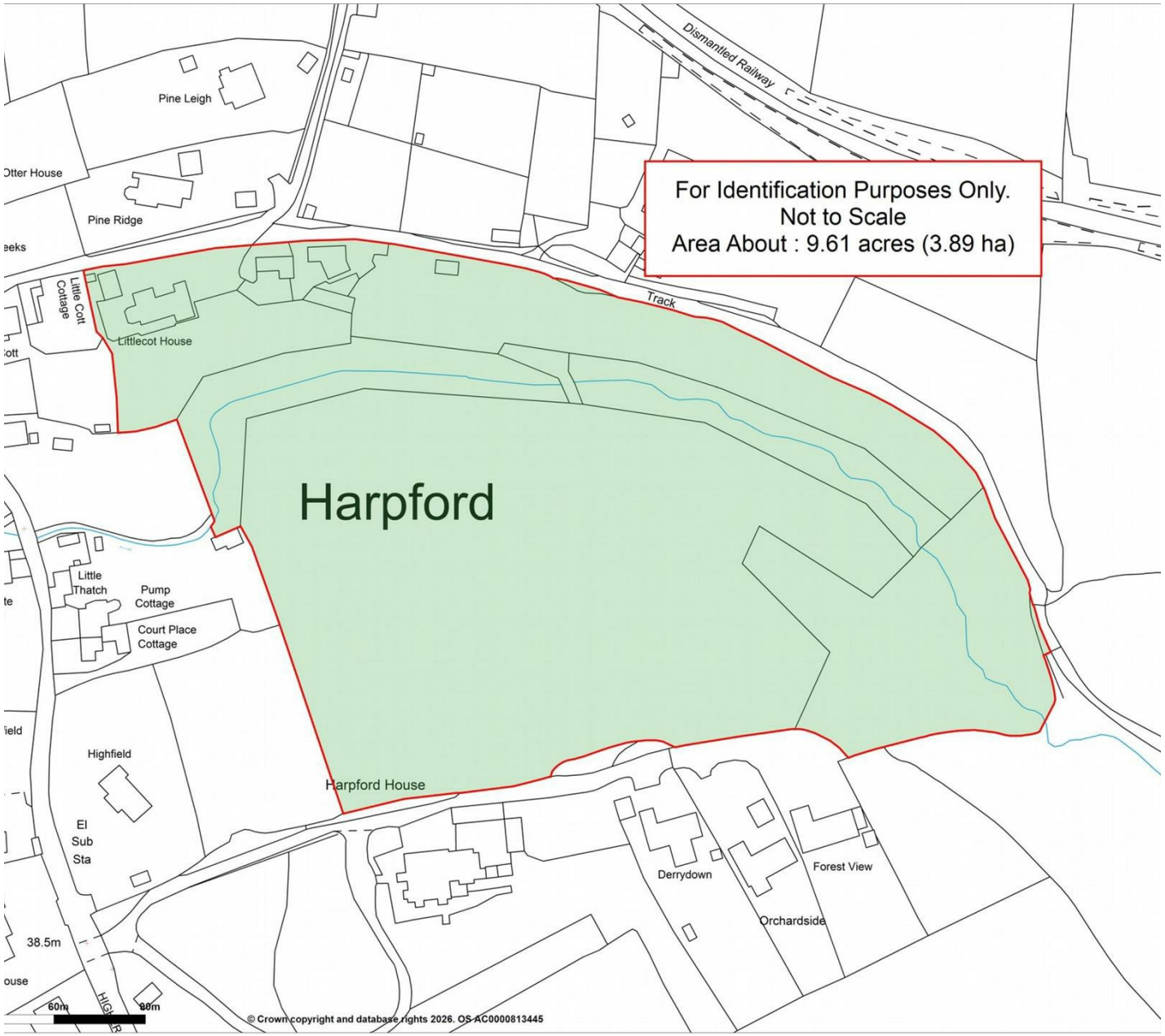



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1484816




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