



HARRISON
LAVERS &
POTBURY'S

1 Brownlands Road Sidmouth, EX10 9AR

£1,350,000 FREEHOLD

An exceptional architect designed detached property, enjoying a southerly aspect and stunning views over the valley and to the sea.

This striking detached house is beautifully positioned, within half an acre of gently sloping landscaped gardens and enjoys a south westerly aspect that captures all day sunshine. Situated in one of the area's most sought after residential locations, the house enjoys lovely views over the valley and to the sea. The town centre and seafront are within half a mile, whilst within a short stroll is an entrance into The Byes, riverside walk and recreation area.

Designed with light, space and modern family living in mind, the accommodation is both spacious and flexible, the majority taking full advantage of the stunning views.

A welcoming entrance leads into an impressive reception hall featuring a vaulted ceiling with a galleried first floor landing above, creating an immediate sense of space. The hall flows seamlessly into a split-level principle living room, an outstanding reception space enjoying a south west facing aspect and views across the valley. A feature fireplace provides a focal point, while large sliding patio doors flood the room with natural light throughout the day.

The spacious kitchen/family room forms the heart of the home with a fitted gas fired log effect fire and French doors opening directly into the garden and providing an ideal setting for indoor/outdoor living and entertaining.





The kitchen area offers a range of cupboards and drawers along with granite worksurfaces and incorporates a central Island unit. Appliances comprise an integrated dishwasher and fridge and a Range style cooker has multi ovens, a gas hob and cooker hood over. An adjoining office provides a work area and a utility room provides further storage, worksurfaces and space for appliances.

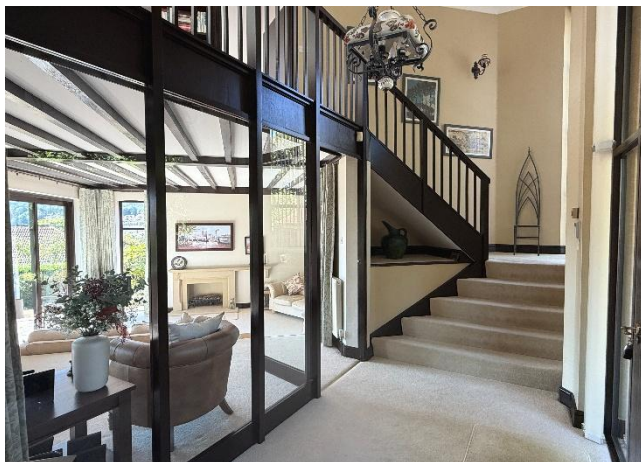
A separate formal dining room also benefits from French doors leading into the garden, making it equally suited to family gatherings and more formal occasions.

The first floor offers four bedrooms, all having a southerly aspect and fitted wardrobes, the main bedroom having an en-suite shower room. The guest bedroom also benefits from having an en-suite whilst two further bedrooms are served by a well-appointed family bathroom.

A large galleried landing area is perfectly suited to becoming a cosy snug/living area and has a feature circular window providing a wonderful focal point, drawing natural light and again takes in the views over the valley and to the sea.

The property has in excess of half an acre of gently sloping gardens, carefully arranged to take full advantage of the sunny south west orientation. Extensive lawns, mature planting and seating areas along with an outdoor heated swimming pool, create a lovely environment for relaxation, family enjoyment and entertaining. An entrance driveway provides lots of parking and there is a detached double garage. One side of the garage has been converted into a hobbies room/home office and has an adjoining shower room.

This is a rare opportunity to acquire a distinctive architect designed home offering generous accommodation, superb natural light, beautiful valley and sea views and an outstanding setting in a highly desirable location.







SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with predicted speeds of up to 1000 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.- at August 2026.

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

POSSESSION Vacant possession on completion.

EPC: D

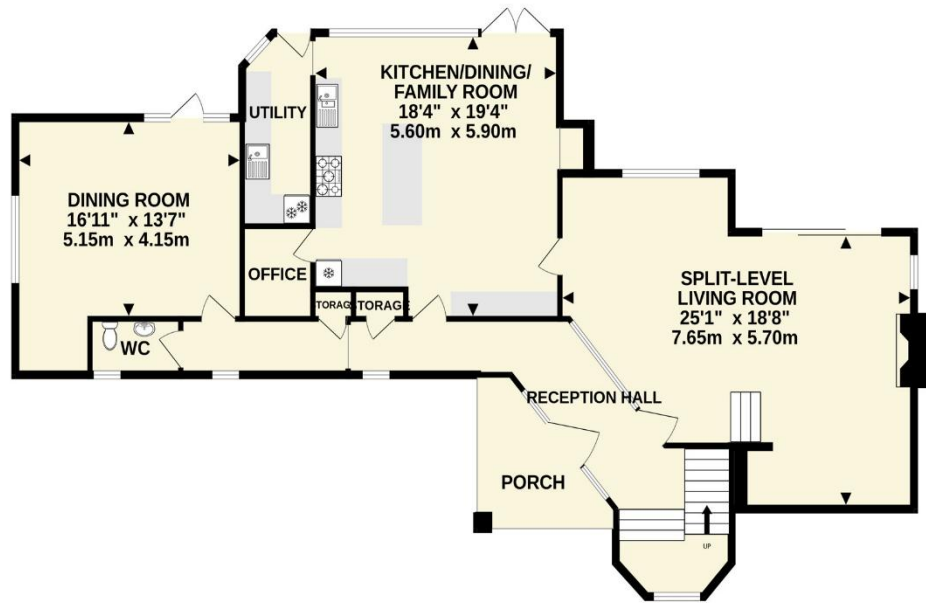
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VIEWING Strictly by appointment with the agents.

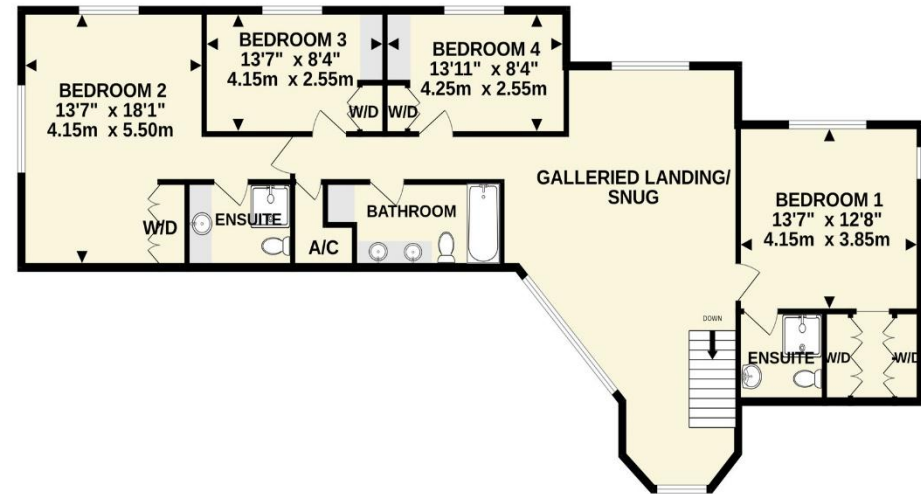


IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third 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.

GROUND FLOOR
1877 sq.ft. (174.4 sq.m.) approx.



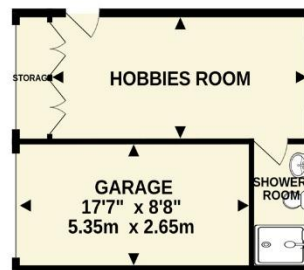
1ST FLOOR
1295 sq.ft. (120.3 sq.m.) approx.



TOTAL FLOOR AREA : 3172 sq.ft. (294.7 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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