

Hillside Road, Sidmouth

Sidmouth

Offers Over

£900,000

Situation

Salcombe Cottage enjoys a lovely setting on the lower slopes of Salcombe Hill, with a sunny south and west-facing aspect. From here, it's an easy stroll into Sidmouth's town centre and seafront, where you'll find a great range of shops, places to eat, and everyday amenities, along with regular bus services to the surrounding area.

Sidmouth itself is a charming and unspoilt seaside town, set within the rolling hills of the Sid Valley and part of the Jurassic Coast. Surrounded by beautiful countryside, it's one of East Devon's most sought-after coastal spots, offering plenty to enjoy—from coastal walks and cycling to golf, sailing and other outdoor activities.

Just a stone's throw from the cottage is The Byes, a peaceful riverside walk and cycle path, perfect for dog walking or simply getting out into nature. Exeter is around 14 miles away for rail links to London, while nearby towns like Honiton and Exmouth offer additional shopping and services, along with a good choice of schools in the area.

Accommodation

Salcombe Cottage is a truly special Grade II Listed home, full of charm and character, yet finished to a beautifully high standard throughout. The house feels wonderfully light and spacious, with many of the main rooms enjoying a sunny south and west-facing aspect that brings in natural light throughout the day.

From Hillside Road, a couple of steps lead up to the front door and into a welcoming entrance hall, with a handy cloakroom/WC and stairs leading to the first floor. On either side of the hall are the sitting room and dining room—both good-sized, well-balanced spaces with plenty of natural light. Each room has an attractive Minster-style fireplace, and the sitting room also features a gas coal/log effect fire, making it especially cosy. Both rooms enjoy a pleasant westerly outlook.







The kitchen/breakfast room is a lovely, bright space with a sunny south-facing aspect. It has been updated in recent years and offers plenty of room for a table and chairs, making it ideal for everyday living. There's a good range of cupboards and worktops, along with a gas-fired Aga, integrated electric oven, ceramic hob, dishwasher and fridge. The kitchen opens straight out onto a pretty, south-facing walled courtyard garden—perfect for sitting out or enjoying a quiet meal outside.

Next to the kitchen is a large utility room, finished to match, with more storage and space for appliances including a washing machine, tumble dryer and fridge/freezer. It also provides access to both the driveway and the courtyard. To the rear, a conservatory with underfloor heating enjoys the morning sun and offers another relaxed seating area, with access out to the driveway.

Upstairs, the landing looks out over the garden and feels just as light and airy. There's an additional cloakroom/WC and a useful box room for storage. All four bedrooms are generously sized, each with built-in wardrobes. Three have their own en-suite bathrooms, two of which have been updated in recent years with modern fittings and stylish tiling.

The main bedroom and second bedroom enjoy a west-facing aspect, while the third bedroom looks south and benefits from plenty of sunlight. The fourth bedroom is currently used as a study, offering flexibility depending on your needs.

Overall, Salcombe Cottage is a home that combines the warmth and character of a period property with the comfort and finish of modern living. The rooms are light, well-proportioned and thoughtfully arranged, creating a welcoming and easy place to live.









Outside

The outside space at Salcombe Cottage is a real highlight, with a generous plot that gives you plenty of room to enjoy and a good sense of privacy. To the rear of the cottage there's lots of parking, accessed via a shared driveway to the side, making it easy and convenient for everyday use.

The gardens are beautifully kept and feel calm and inviting. The main area is mostly laid to lawn, with well-planted borders full of shrubs and ornamental trees, along with mature hedging that helps create a private, enclosed feel.

There's also a second section of garden, again mainly lawn, with a number of apple trees that add to the cottage charm. It's a lovely spot to relax, potter in the garden, or spend time outside with family and friends.

There's also plenty of useful storage, including a good-sized garden shed and an additional garden store, which also houses the gas-fired boiler, keeping everything neatly tucked away.

Services

Mains gas, electricity, water and drainage are connected.

Broadband and Mobile

Standard, Superfast and Ultrafast broadband are available with predicted speeds of up to 1000 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

Outgoings - Council Tax band G

EPC - Grade II Listed - Exempt



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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