
DEEPWAY
HLP
HARRISON
LAVERS &
POTBURY'S

St. Giles
Deepway
Sidbury
Sidmouth
EX10 0SA

£320,000 FREEHOLD

A charming, Grade II Listed cottage with en suite main bedroom, re-rendered exterior walls and off-road parking.

Offered for sale with no ongoing chain, this attractive, Grade II Listed cottage has most recently been run as a successful self-catering holiday rental. The exterior has recently been re-rendered (October 2026) and redecorated. Internally, the cottage presents very well throughout, with LPG gas central heating and aspects to the south and west. In brief summary, the accommodation comprises spacious triple aspect sitting/dining room with bay window, inglenook fireplace and log burner, and a separate kitchen has a range of units, with a built-in oven, gas hob and space for a fridge/freezer and dishwasher.

On the first floor, the main bedroom has a modern en suite shower room, there are two further bedrooms and lastly a main bathroom. The cottage has good storage with cupboards in the sitting room, on the landing and in the main bedroom. The contents are available by negotiation if desired, less a few sentimental pieces.

To the rear, enjoying a south facing aspect, is a level, lawn garden with flowerbed borders. Hard landscaping adjoins the back of the property, providing seating areas, with a timber shed and a brick store with plumbing for a washing machine. At the foot of the garden, a gate opens onto an off-road parking space measuring 4.45m deep x 3m wide.













The cottage stands close to the heart of the village within a Conservation Area and short walking distance from open countryside. Village amenities include a popular public house, convenience store/butchers, an active village hall, primary school and regular bus services to Honiton and Sidmouth. Sidbury is an unspoilt village within the East Devon National Landscape and only three miles from The Jurassic Coast and seafront at Sidmouth.

SERVICES Mains electricity, water and drainage are connected. Bottled, LPG gas supplies the central heating system.

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Variable outdoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - November 2026.

COUNCIL TAX We are advised by East Devon District Council that the property currently pays Business Rates for a self-catering holiday cottage.

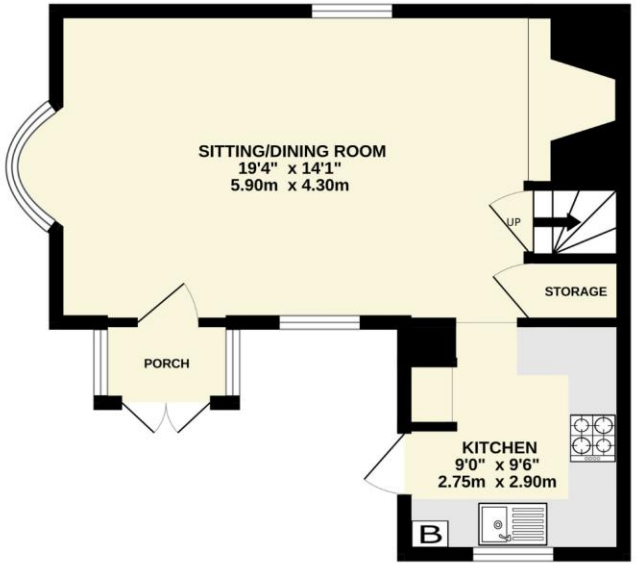
EPC: Grade II Listed

REF: DHS02743

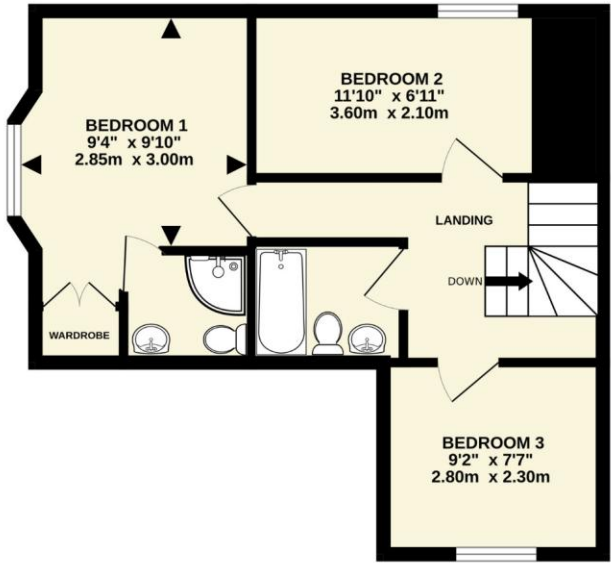
VIEWING Strictly by appointment with the agents.

PROOF OF IDENTITY Please note that as part of our obligation to perform ID and Anti Money Laundering checks, a fee is chargeable to all buyers once an offer is accepted to cover the cost of these checks. Once completed, the fee is not refundable under any circumstance.

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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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.

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