
HLP
HARRISON
LAVERS &
POTBURY'S

Kingsmead
Broadway
Sidmouth
EX10 8RQ

Guide Price
£1,000,000 FREEHOLD

A detached house built in the mid 1950's and occupying a delightful position within The Bickwell Valley Conservation Area. Screened from the road and approached via a long driveway, the property stands at the back of its plot overlooking mature gardens.

On entering the house, a spacious dining hall has a front facing aspect through glazed, sliding doors to the conservatory. The conservatory is double glazed and enjoys a beautiful outlook across the front garden. A triple aspect sitting room has an open fire and large windows to the south and west, overlooking Bickwell Valley and up to Muttersmoor. The rear corner of the room is shelved and used as a library. A good size study overlooks the field to the rear and could easily be used as an occasional bedroom, with a shower room across the hallway.

The kitchen/breakfast room is fitted with a range of units, with space for a fridge/freezer, dishwasher and cooker. Adjoining the kitchen is a utility room with larder, storage, plumbing for a washing machine and Butler's sink. There are doors to the rear lobby, garage and a second utility room with further storage, appliance spaces and a door to the second garage.













On the first floor, a spacious landing has eaves storage, a linen cupboard and access to a walk-in loft area with limited head height. The main bedroom is a good size and features a range of built-in wardrobes and storage, a south facing window and an en suite shower room. The guest bedroom is a good size double room enjoying the same south facing aspect and having a built-in wardrobe. A third double bedroom overlooks the field to the rear and across to Bickwell Farm, it too having a built-in wardrobe. Finally, the main bathroom has an electric shower over the bath.

The attractive and mature plot lies within The Bickwell Valley Conservation Area and at the rear, shares a boundary with a field owned by The Sid Vale Association. The SVA is a registered charity and promotes the conservation, protection and improvement of the natural environment in The Sid Valley. Well stocked gardens comprise two areas of lawn, divided by the driveway, mature, specimen trees and colourful beds and borders. The house occupies an elevated position overlooking the gardens and with patios providing seating and entertaining space, looking south westerly across the valley and up to Muttersmoor. The position is particularly favourable for any afternoon and evening sunshine. The driveway leads to a parking and turning area and two garages.

The house stands less than one mile from the town centre and seafront and only half a mile from the footpaths and bridleways that cross Peak Hill and Muttersmoor. The location offers a rare combination of convenience, with semi-rural surroundings. Sidmouth is an unspoilt town on the Jurassic Coast with a busy High Street, having numerous independent shops, High Street chains and popular restaurants. Waitrose, Lidl, local schools, Sidmouth College and a modern health centre are a short drive away.









Honiton is approximately 10 miles to the north and the centre of Exeter, around 16 miles to the west.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - October 2026.

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

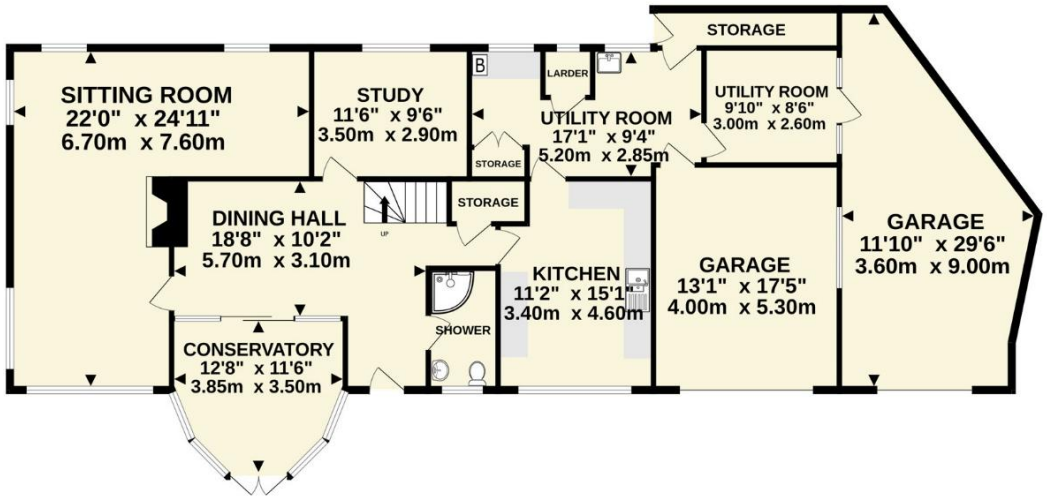
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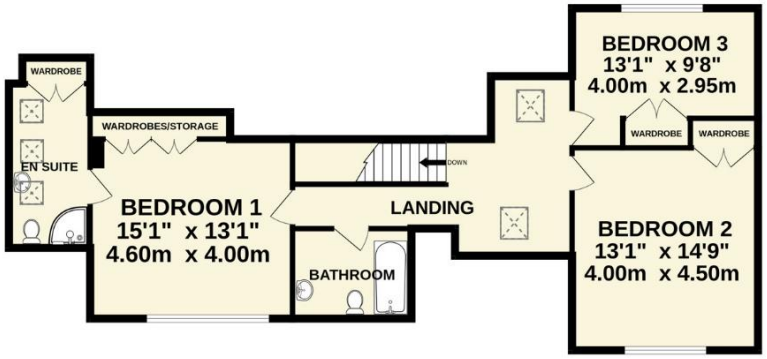
VIEWING Strictly by appointment with the agents.

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
1892 sq.ft. (175.7 sq.m.) approx.



1ST FLOOR
862 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 2753 sq.ft. (255.8 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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Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com