



2, The Old Steam Laundry





2, The Old Steam Laundry, Laundry Lane

Sidford, Sidmouth, EX10 9QR

Sidmouth Sea Front 1.9 miles Lyme Regis 14.7 miles

High quality unique home in this select development just outside the town.

- High quality conversion of Victorian Building
- Bespoke Joinery
- Airsource heat pump and Solar Pannels
- EPC TBC
- Council tax band TBC
- Countryside views
- Highly insulated construction
- Well connected to the town centre
- Freehold

Guide Price £550,000

#### THE DEVELOPMENT

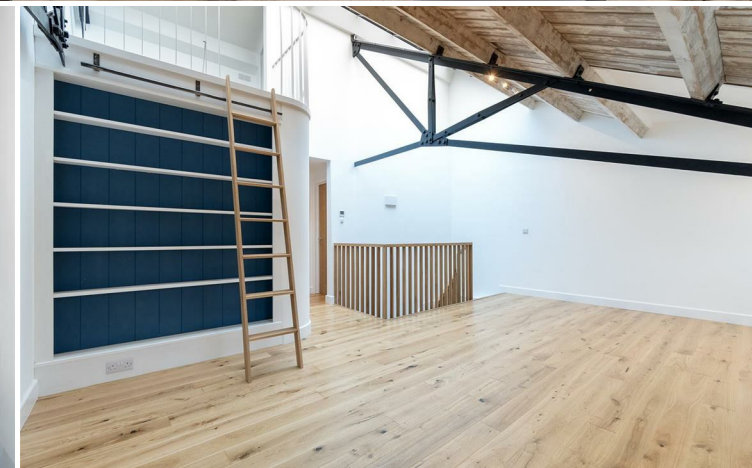
Number 2 is the first property in this unique small development, which has been thoughtfully planned to make the most of the inherent character of this brick built Victorian former steam laundry.

Sustainably converting the building into three high quality homes, local crafts people have retained and enhanced the features of this fantastic building to create an aspirational living environment, using quality materials including aluminium standing seam cladding and a slate roof. Designed and specified for an A rating of energy efficiency, there are high levels of insulation, high spec Crittal style aluminium windows and doors, 2.5 kW photovoltaics and air-source heat pump for hot water and under floor heating.

#### SITUATION

The development is positioned on the northern edge of Sidford and Sidmouth looking out to fields and the Sid Valley, the adjacent cycle path leads down into the town, through The Byes alongside the river to the sea front.

The Regency town of Sidmouth is located along the stunning Jurassic Coastline in East Devon, and is famed for its range of historic buildings, wide promenade and clean beaches. With a lively local community, the town supports a wide range of facilities including independent shops, banks, schools, theatre, cinema and sports centre with swimming pool.





## THE ACCOMMODATION

The accommodation is laid out over two floors, with a third mezzanine level in the centre of the building. Designed with living accommodation and bedrooms on each floor, the layout makes the most of the wonderful light and character within the original building.

On the ground floor is a large entrance hall with generous fitted cupboards for plenty of storage, this opens into a glorious kitchen/dining room that has French doors opening to rear terrace. The kitchen is well fitted with a Bosch oven and induction hob, as well as an integrated dishwasher, fridge and freezer.

The double bedroom has a herringbone effect floor and lovely en suite shower room. There is also a downstairs WC.

The stairs have a bespoke solid oak banister and hand rail, leading up to the open plan living area, which has vaulted timber ceilings, exposed original steelwork and engineered oak floor, all lit from the expansive roof lights. A fitted bookcase with library style ladder gives access up to a mezzanine floor and storage area. There is a family bathroom with LED lighting and two good size bedrooms, one with fitted cupboards.

## OUTSIDE

To the front of the house is a gravelled garden area, enclosed by a low brick wall and steel railings.

To the rear, is a large enclosed terrace paved with sandstone tiles. There are raised beds, and steps that lead up to the gravel parking area for the property, which is lit by a beautiful original Victorian street light.

## SERVICES

Mains water, electric and drainage. Air-source heat pump for hot water and under floor heating as well as the radiators in the first floor bedrooms. Superfast broadband available (up to 71 mb/s), mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom). 3 phase electric to the property, designed to be EV charging and battery ready, purchasers to make their own enquiries.

EPC TBC - Contact the office for SAP ratings

## WARRANTY

The property is provided with a 10 year new home warranty, from Buildzone.

## COMMUNAL AREAS

The property is part of a small development with shared drive and turning area. These areas have been designed to be low maintenance and any future costs will be shared by a residents association. There are historical restrictions and benefits on the title, a copy of which can be provided by the agents.

## DIRECTIONS

From Sidford High Street head east on the A3052, turn left at St Peters Church and the property will be found on the right hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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