



Pippins

Pippins, 1 Coreway, Sidford, Sidmouth, Devon, EX10 9SD



Sidmouth Esplanade 1.8 miles; Waitrose
0.5 miles; Honiton 8 miles

A bright and attractive home with
beautiful gardens, stunning views
across the Sid Valley and easy
access to local amenities

- 3 bedroom house
- 2 bathrooms and cloakroom
- Beautiful gardens
- Double garage & parking
- Stunning countryside views
- Nearby local amenities
- No onward chain
- Council Tax Band F
- Freehold
- EPC Band D

Guide Price £600,000



SITUATION

The popular village of Sidford is on the northern fringes of Sidmouth and offers a range of amenities, including pub, church and stores including a Waitrose, along with regular bus services. The village has fantastic communication links and is just two miles from the Regency town of Sidmouth, noted for its long esplanade, beaches and public gardens.

Sidmouth has a range of independent shops and amenities, as well as recreational facilities including a swimming pool, sailing club, cricket pitch, tennis and croquet clubs, and a popular golf course. Sidmouth is within the East Devon Area of Outstanding Natural Beauty and is on the spectacular Jurassic Coast, a designated World Heritage Site renowned for its geological interest and dramatic cliffs and beaches.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.

DESCRIPTION & ACCOMMODATION

Pippins occupies a delightful situation and enjoys stunning views across the valley towards Salcombe Hill. Dating back to the 1960s, the house offers spacious, bright and adaptable accommodation on a level plot measuring just under a quarter of an acre. This property is adaptable to suit a couple or a family who will benefit from the superb location, space and delightful views.

In detail the accommodation comprises; large open entrance hall with stairs rising to first floor, storage cupboard and downstairs cloakroom. Kitchen / dining room with a comprehensive range of base and wall units and built in oven with induction hob above.

Space for stand alone fridge and freezer. Large windows offer sensational views overlooking the gardens and to the countryside beyond. Large utility room with ample space for utility appliances and access to the gardens. Generous size sitting room with feature fireplace and substantial window with stunning countryside views. Connecting conservatory with more pleasant views and additional reception space. Bright study creating a comfortable space for one to work from home and entrance into the attached garage connected with light and power.

On the first floor the open and bright landing area connects the accommodation superbly creating a delightful flow. There are three bedrooms, one single and two doubles, with all benefitting from built-in wardrobes and the master bedroom benefitting from an en-suite w/c. The family bathroom is well fitted with w/c, hand-wash basin and shower cubicle.

The double garage has excellent potential to be converted and extended into one or two stories providing further accommodation, subject to the necessary consents.

OUTSIDE

The property sits on a level plot measuring just under a quarter of an acre. Approached off a quiet road through iron gates onto a large parking area with space for several vehicles and access to the double garage.

The rear gardens are beautifully landscaped and offer stunning countryside views and an excellent degree of privacy. The gardens are mostly laid to lawn with a feature pond and interspersed with a variety of established flower beds and mature shrubs and trees.

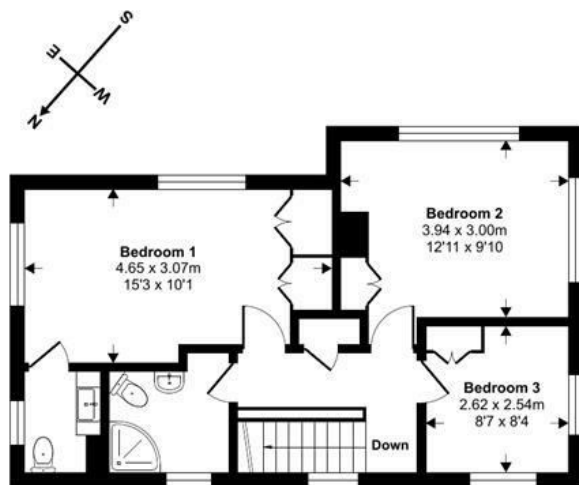
SERVICES

All mains services connected. Gas fired central heating.

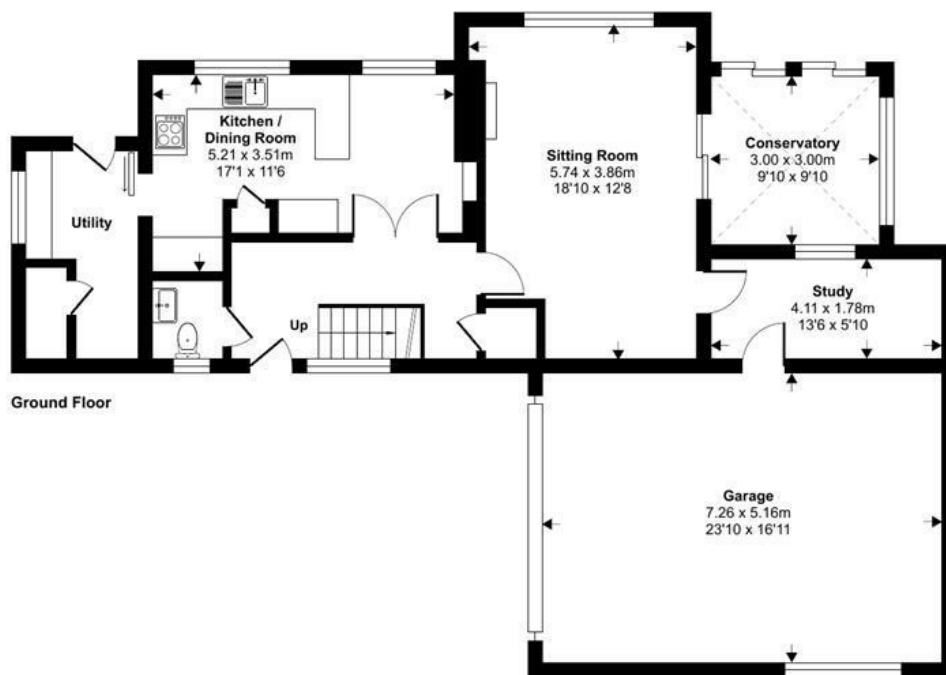


Approximate Area = 1810 sq ft / 168 sq m (includes garage)

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 854608

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		77
69-80 C		
55-68 D	57	
49-54 E		
41-48 F		
35-40 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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