



HLP

HARRISON
LAVERS &
POTBURY'S

Victoria House, 6 Sidleigh Sidmouth EX10 9DE

£1,750,000 FREEHOLD

An exceptional detached house set in beautifully landscaped gardens and situated in a prime residential location, on the lower slopes of Salcombe Hill.

Victoria House enjoys a lovely south and westerly aspect and is positioned within three quarters of a mile of the town centre and seafront where an excellent range of facilities can be found. Within a short stroll of the house is Sid Lane which gives direct access into The Byes, a delightful riverside walk and cycle track leading to the town centre.

The subject of significant improvement and expenditure, the property provides spacious and well-proportioned accommodation, presented in stunning order throughout. Fitted and finished to a particularly high standard and with keen attention to detail.

On entering the property, a generous hallway has a cloakroom off along with an impressive staircase with glazed balustrade, leading to the upper floors. Double doors from the hall open into a generous sitting room which enjoys a triple aspect, has an attractive fireplace and a large feature bay window having French doors to the west elevation. The kitchen/breakfast room and adjoining dining/family room are beautifully fitted, the kitchen being German "Brigitte" and having an extensive range of fitted cupboards incorporating a central island unit, all having Neolith worksurfaces.





Integrated appliances comprise a split-level electric oven and adjoining separate steaming oven plus a warming drawer. An inset induction hob has an extraction unit and there is an integrated dishwasher and wine cooler along with a freestanding American style fridge/freezer. This area along with the reception hall has beautiful tiled flooring.

A useful utility room offers further storage with space for appliances and gives access to the rear garden, along with the double garage. Off the kitchen area is a useful study/snug which enjoys a southerly aspect and is ideal for home working.

The first floor offers four good size bedrooms, all having wardrobes, the master bedroom enjoying a lovely south and westerly aspect with Oriel window and balcony. The master bedroom and bedroom two both have en suite facilities and there is a separate family bathroom, which along with the en suites are beautifully fitted with modern white suites and attractive tiling.

On the second floor, the landing has a feature vaulted ceiling with double doors to a further double bedroom with an en suite bathroom which has a shower over the bath. There is also a separate hobbies room which has fitted wardrobes.

The house stands on a plot approaching half an acre and is beautifully maintained and presented. Sweeps of lawn to the south and west side have adjoining shrub borders and inset trees and adjoining the front and side of the house are paved areas and a covered verandah.

The rear garden has recently been landscaped and designed for privacy and seclusion. An extensive paved terrace adjoins the rear of the house and is ideal for entertaining and takes advantage of the privacy. A further lawn has adjoining borders containing numerous ornamental trees and shrubs to provide interest throughout the year.

A driveway provides ample parking and accesses the double garage which has an electric up and over door along with light, power, storage and a gardeners WC/cloakroom which also houses the gas fired boiler for the central heating and hot water.







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

POSSESSION Vacant possession on completion.

EPC: D

REF: DHS02024

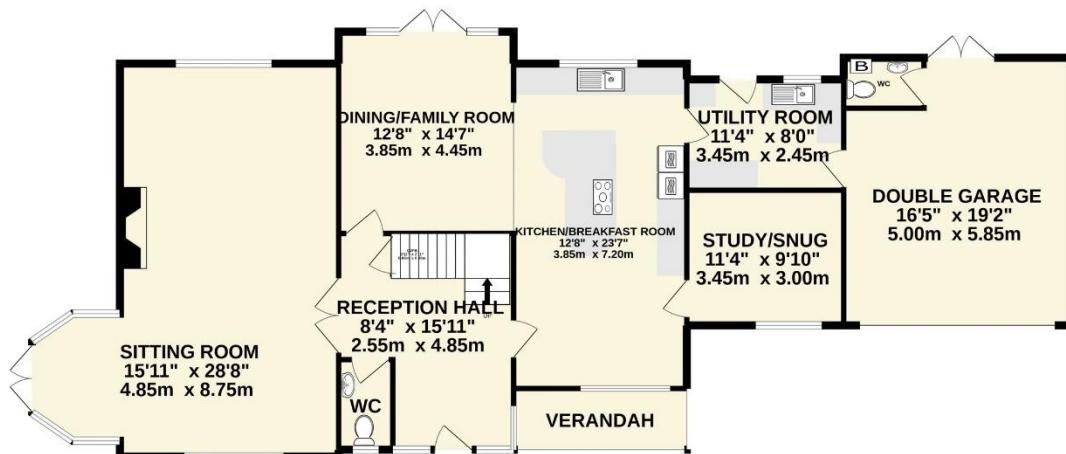
DIRECTIONS Turn right opposite the Radway cinema into Salcombe Road and continue over the river following the road around to the left. Continue passing Redwood and Brownlands Road on the right and take the next turning on the right which is Sidleigh.

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.

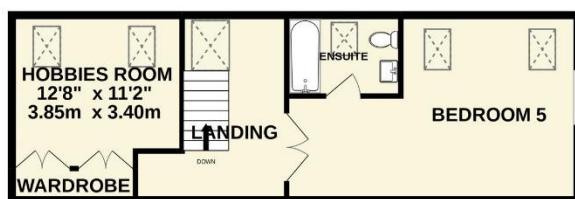
GROUND FLOOR
1766 sq.ft. (164.1 sq.m.) approx.



1ST FLOOR
1102 sq.ft. (102.3 sq.m.) approx.



2ND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 3422 sq.ft. (317.9 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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