



HLP HARRISON
LAVERS &
POTBURY'S

Kings Acre
Boughmore Lane
Sidmouth
EX10 8SJ

£1,250,000 FREEHOLD

Enjoying lovely views over The Sid Valley and situated in one of Sidmouth's prime residential locations, an impressive 1920's house set in approximately two thirds of an acre.

Built in 1923 to a design by the acclaimed local architect Sampson and Dingwell, Kings Acre is a most attractive detached house, that retains its original layout and many of its original features. Positioned to the west side of the town, the property was designed to take full advantage of the views over the valley and to the sea, particularly from the first floor.

On entering the house via a substantial arch topped front door, the spacious reception hall has the original beam ceiling and central staircase along with a useful cloaks/WC off, which is fitted with a modern white suite. A triple aspect sitting room features a Minster fireplace and has a bay window to the west aspect and French doors to the south, leading into a sun loggia which in turn opens into the garden. A separate dining room also links to the sun loggia and enjoys a lovely south and east aspect with views over the valley with a bay window to the south side.

The kitchen/breakfast room has an east and west aspect, the kitchen area having a good range of storage units, along with polished granite worksurfaces.





Built-in appliances comprise a split-level double oven, ceramic hob, cooker hood, dishwasher and fridge. Within the breakfast area is matching dresser unit to one wall which provides further storage. A large adjoining utility room is of a good size and has a vaulted ceiling with Velux windows. This has matching units to the kitchen along with granite worksurfaces and there is a separate boiler cupboard. Doors open to the front garden and to a separate garden room again having a vaulted ceiling and Velux window and enjoying a westerly aspect with French doors opening onto a paved terrace.

On the first floor, the landing has a west facing window along with access to the roof space via a pull-down ladder. The main bedroom faces south and west, with a view to the sea and towards the golf course and the en-suite shower room has attractive tiling and comprises a walk-in shower, WC and wash basin. Three further bedrooms include a guest suite which enjoys a south and easterly aspect and has an en-suite shower room and in addition, there is a family bathroom.

The house stands on a generous plot of approximately two thirds of an acre and includes a large brick paved driveway, providing ample parking and turning. A detached double garage has an electric up and over door, light and power and measures 5m x 5.2m.

The gardens are predominantly set to three sides of the house, with large sweeps of lawn, mature boundaries and adjoining borders containing numerous ornamental trees and shrubs. Central steps to the front elevation lead up to the front door and onto a south facing terrace, ideal for seating and entertaining.







Sidmouth's town centre and its beautiful esplanade are approximately half a mile away and offer an excellent range of shops, clubs and societies.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted speeds of up to 1000 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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

POSSESSION Vacant possession on completion.

EPC: D

REF: DHS02513

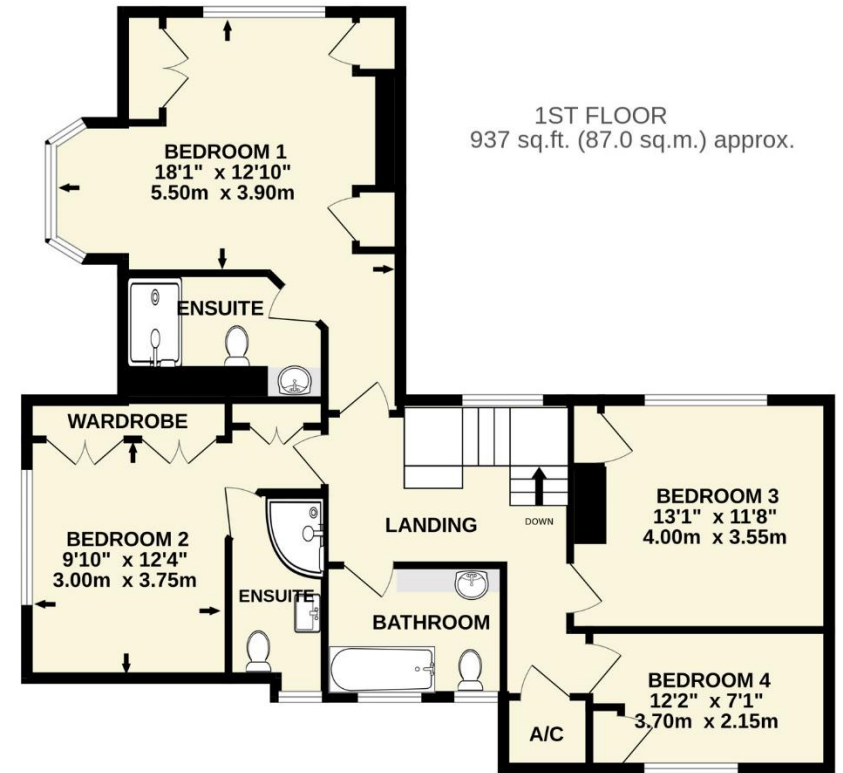
VIEWING Strictly by appointment with the agents.



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
1340 sq.ft. (124.5 sq.m.) approx.



1ST FLOOR
937 sq.ft. (87.0 sq.m.) approx.

TOTAL FLOOR AREA : 2276 sq.ft. (211.5 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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