



HLP

HARRISON  
LAVERS &  
POTBURY'S

**Brook Cottage  
Brook Lane  
Sidford  
EX10 9PW**

**£375,000 FREEHOLD**

**NO ON-GOING CHAIN**

**A charming three bedroom semi-detached cottage having a beautiful garden, along with parking and a garage.**

This beautifully presented cottage has accommodation arranged over three floors and retains much charm and character with some interesting period features. Set in a beautiful garden, the cottage enjoys an easterly aspect with views to the surrounding hills.

On entering the cottage, an entrance lobby leads straight into the kitchen/breakfast room which has been refitted in more recent years and features a gas fired Aga. The kitchen comprises a range of storage cupboards and worksurfaces and there are built in appliances to include an electric oven, induction hob and slim-line dishwasher, whilst the Aga has hot plates, ovens and can provide hot water. An adjoining utility room offers further storage and worksurface and has space for a washing machine, tumble dryer and fridge/freezer. An inner hallway has a useful cloaks/WC along with a back door leading onto a rear timber deck terrace which provides an ideal seating area.

The lounge/dining room enjoys a dual aspect with views to the surrounding hills in an easterly direction and offers a range of storage cupboards along with an attractive fire surround and gas fire.

The first floor offers two good size bedrooms, the main bedroom taking full advantage of the views and having a fitted wardrobe. A study/dressing room also enjoys similar views and houses the gas fired boiler for the central heating. The bathroom is fitted with a white suite comprising a bath with electric shower over, WC, wash basin and the airing cupboard houses an emersion cylinder for hot water.





From the rear bedroom stairs rise to the second floor where there is further bedroom which has excellent storage and enjoys a lovely view to Salcombe Hill.

The cottage is beautifully presented and neutrally decorated throughout and the majority of the windows are double glazed.

To the front of the cottage is a most attractive garden which comprises an area of lawn with adjoining borders containing numerous ornamental trees and shrubs and there is a small vegetable/fruit garden. An extensive patio adjoining the cottage provides an ideal entertaining space providing privacy and there is a good size garden shed. To the rear of the cottage is a low maintenance garden which has been recently improved with timber decking along with a gate providing pedestrian rear access.

The driveway provides parking for two cars and has an adjoining detached single garage.

Brook Lane is conveniently situated within walking distance of local amenities at Sidford to include a regular bus service to the surrounding area. Within a short drive is the popular Waitrose supermarket and within a mile is Woolbrook where there is Lidl, along with a range of shops. Sidmouth's town centre and seafront are approximately two miles away and offer an excellent range of shopping facilities.

**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 C.

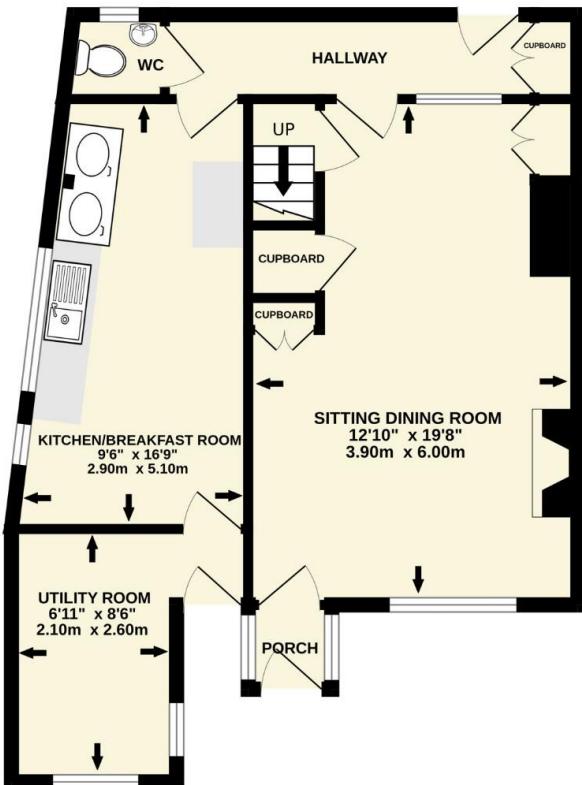
**EPC: E**

**POSSESSION** Vacant possession on completion.

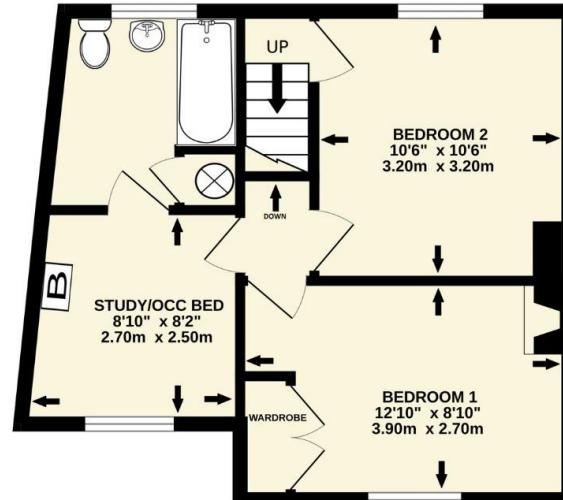
**REF: DHS02522**

**VIEWING** Strictly by appointment with the agents.

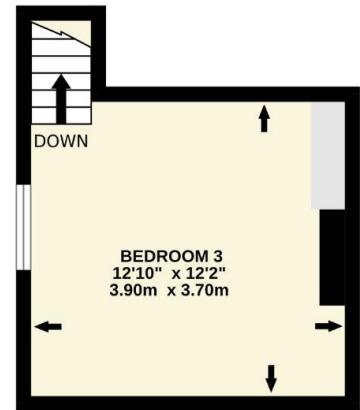
GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR  
160 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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**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.

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