



HARRISON  
LAVERS &  
POTBURY'S



Carlton Park  
Bickwell Valley  
Sidmouth  
EX10 8SG

£1,350,000 FREEHOLD

**An impressive four bedroom detached house occupying a stunning position in one of Sidmouth's prime residential locations and set in approximately half an acre of beautifully kept gardens.**

The property is understood to have been constructed in 1961 and occupies a slightly elevated position, taking full advantage of a south and east aspect, with views over the valley and towards the sea. Sidmouth's town centre and seafront are within a short stroll and for the energetic, Muttersmoor offers some lovely walks. The grounds extend to approximately half an acre and comprise of beautifully kept gardens which provide a peaceful and secluded setting. The driveway provides lots of parking and turning and gives access to a double garage which has two up and over electric doors.

On entering the house, an entrance porch opens into the main reception hall with the stairs rising to the upper floor and has a useful cloaks/WC off. The sitting room enjoys a lovely dual aspect with picture window and enjoys a sea glimpse, along with a view over Bickwell Valley towards Salcombe Hill. The room has a feature fireplace with gas fire and sliding patio doors open into a large L shaped garden room which has a triple aspect, with central sliding patio doors to the south side and opening onto a large sun terrace.

A separate dining room has a dual aspect south and west with sliding patio doors to the garden room and a good size kitchen/breakfast room enjoys a westerly aspect.







The kitchen was replaced in 2022 to a high standard and offers an extensive range of matching units offering lots of storage and Quartz Ammonite worksurfaces incorporate a large breakfast bar, offering ample seating. Integrated appliances comprise a split-level, double oven with warming drawer and microwave/combi, an induction hob and canopy cooker hood over. A freestanding dishwasher, wine cooler and a Quooker boiling water tap are included in the sale.

The ground floor also offers a useful study which enjoys an easterly aspect and an undercover area leads into a utility room offering further storage, houses the gas fired boiler and has space for further appliances. From here there are doors to both the garden and directly into the double garage.

To the first floor, a spacious galleried landing enjoys a beautiful outlook over Bickwell Valley and has an airing cupboard off and access to the roof space via a sliding ladder. The main bedroom enjoys a triple aspect, again having picture windows, taking full advantage of the views. Fitted wardrobes and drawer units provide excellent storage and there is a glazed door leading on to a covered balcony, which faces south and west. We understand this balcony has planning permission for the conversion into an en suite for the main bedroom.

Three further bedrooms all enjoy a westerly aspect, all having fitted wardrobes and storage units and a large family bathroom has fully tiled walls and large wall mirrors, giving the feeling of light and space. The bathroom has a coloured suite comprising a large corner bath with shower over, WC, bidet and wash basin.

The location and grounds of this property are worthy of particular mention, the gardens being beautifully kept. The gardens include large sweeps of lawn with adjoining beds and borders containing numerous shrubs and trees and mature hedges all add to the privacy and secluded setting. Adjoining the south side of the house is an extensive patio area, having a large feature pond and providing an excellent space for seating and entertaining.











**SERVICES** Mains gas, electricity, water and drainage are connected. Gas central heating is installed.

The access driveway from Bickwell Valley is owned by this property, however the neighbouring property has a 'right of way'.

**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:** E

**REF:** DHS02539

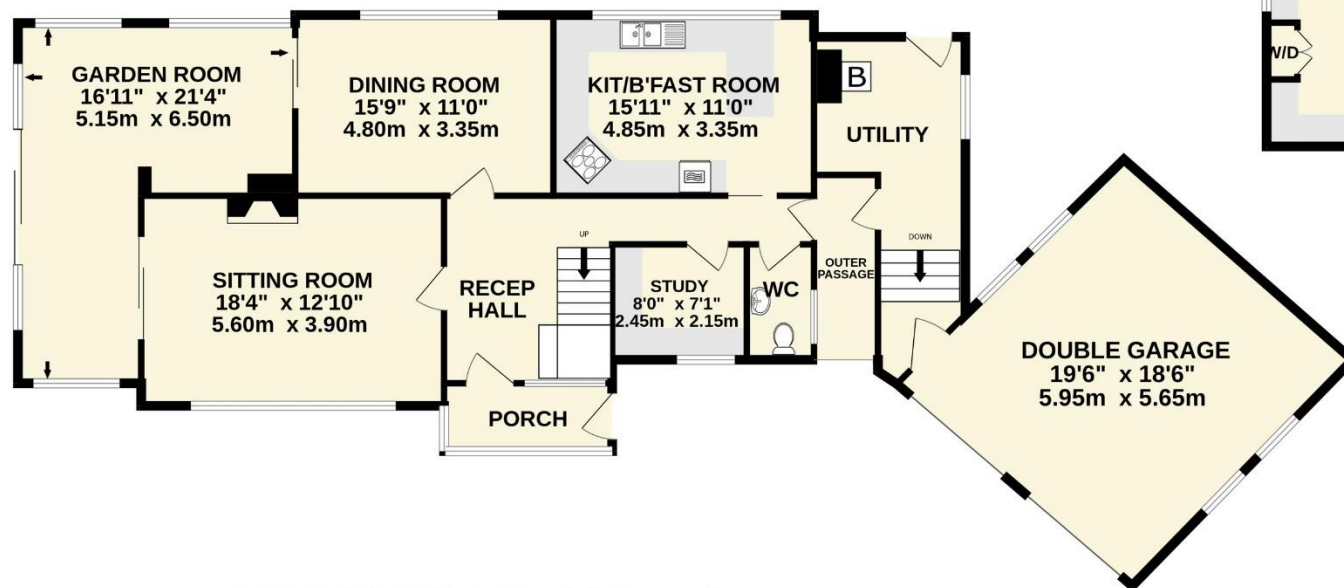
**VIEWING** Strictly by appointment with the agents.



**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.



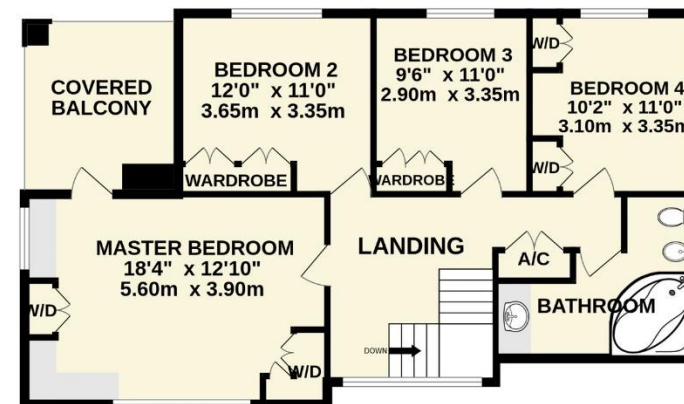
GROUND FLOOR  
1658 sq.ft. (154.0 sq.m.) approx.



TOTAL FLOOR AREA : 2482 sq.ft. (230.6 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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1ST FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



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