



HARRISON
LAVERS &
POTBURY'S

Cedar Grange
Muttersmoor Road
Sidmouth
EX10 8RH

£1,250,000 FREEHOLD

An imposing detached house of good proportion and occupying a delightful position, with fabulous views, just one mile from the seafront.

Offered for sale with no on-going chain, this impressive detached house offers tremendous potential to the next owners to create their perfect home. The house has flexible accommodation arranged over four floors, with up to five bedrooms if needed.

A covered entrance with double doors opens into a spacious entrance hall with double height ceiling and broad stairs leading down to the reception rooms. The kitchen breakfast room is fitted with a comprehensive range of units to include a built-in oven and hob, breakfast table and with space for a fridge/freezer and dishwasher. An adjoining utility room has excellent storage, houses a newly installed gas boiler with a 12 year parts and labour warranty (October 2025) and provides space for the washing machine and tumble dryer. A conservatory is also accessed from the kitchen, is of double glazed construction and leads on to the rear garden.





The sitting room is particularly spacious, enjoys a triple aspect with a door giving access to a covered patio where there are superb views across neighbouring fields. The separate dining room and living room both have doors onto the patio and as such share the same, fabulous view.

The main bedroom suite comprises dressing area, en suite shower room and generous double bedroom with dual aspect, along with a balcony, taking in a simply stunning outlook. There are three further double bedrooms, a fifth single bedroom/study and a main bathroom with separate shower cubicle.

The house stands on an attractive and mature plot of just under half an acre, predominantly laid to lawn, with generous patio areas, well stocked beds and borders, driveway with turning area and a detached double garage.

The property is within The Bickwell Valley Conservation Area, just a short walk from the pathways and bridleways that cross Muttersmoor. The town centre and seafront are just one mile away, where a busy High Street has numerous independent shops, High Street chains and popular restaurants. Sidmouth is an unspoilt town on the Jurassic Coast, benefitting from amenities such as Waitrose, Lidl, a cinema, theatre, Regency Esplanade, eighteen hole golf course and regular bus services to the surrounding area. The M5 junction at Exeter is approximately 11 miles away.







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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with predicted download 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

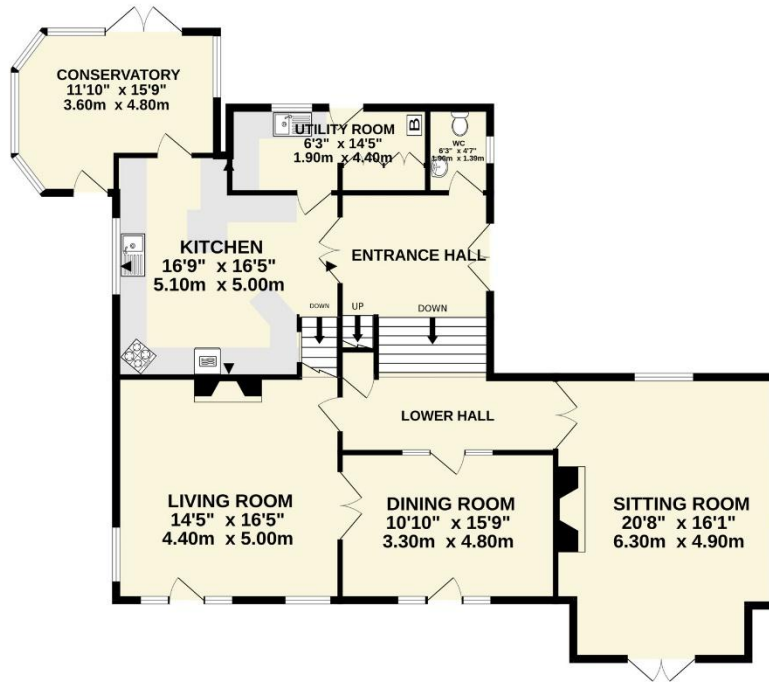
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VIEWING Strictly by appointment with the agents.

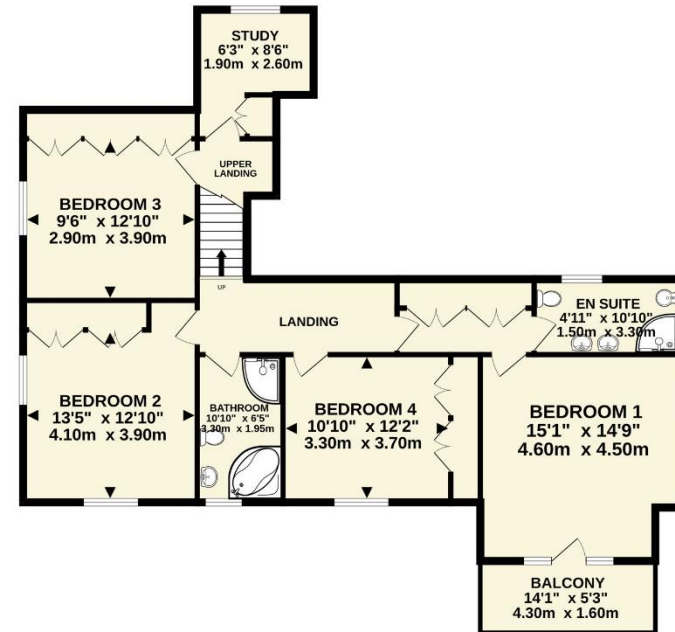


IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third 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.

1483 sq.ft. (137.8 sq.m.) approx.



1120 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA : 2603 sq.ft. (241.9 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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