



HARRISON  
LAVERS &  
POTBURY'S



# Raglea Cottage Ice House Lane Sidmouth EX10 9DS

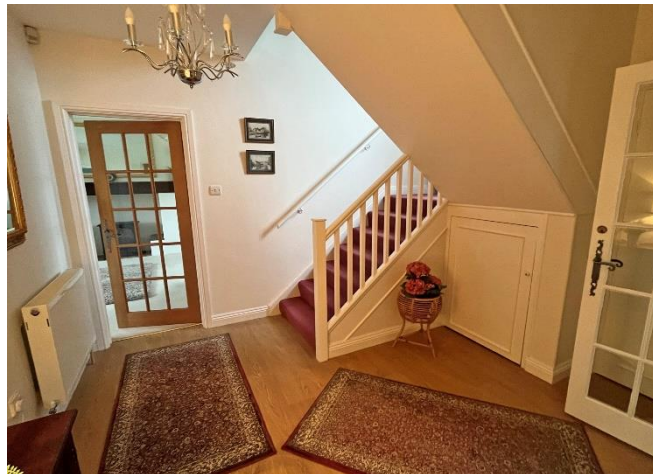
## £820,000 FREEHOLD

**A beautifully presented detached property offering spacious accommodation and enjoying fine views to the surrounding hills.**

Raglea Cottage occupies an almost level site within a popular and sought after residential area. Ice House Lane is situated within the centre of the Woolbrook area and is within walking distance of local amenities and bus services along Woolbrook Road. Sidmouth's town centre, esplanade and seafront are approximately a mile and a half away, where there is an excellent range of facilities.

The accommodation is beautifully presented having been completely redecorated in recent months and is arranged over two floors, benefiting from having gas fired central and uPVC double glazed windows and doors.

On entering the property, an entrance lobby gives access to a useful cloaks/WC and a glazed inner door opens into a spacious reception hall which has a turning staircase rising to the upper floor. A good size L shaped sitting room enjoys a dual aspect with views to the surrounding hills and has sliding patio doors leading into the rear garden along with a recessed feature fireplace with wide mantelpiece. The kitchen is beautifully fitted with an extensive range of matching high gloss units and polished granite worksurfaces and upstands.







Integrated appliances comprise a dishwasher, larder fridge and freezer and there is a built-in Neff double over with ceramic hob and cooker hood over. The kitchen enjoys an outlook over the rear garden and has an adjoining breakfast room. A separate dining room enjoys an outlook to the front aspect and there is a rear hall with door to the rear garden. A separate study/snug overlooks the rear garden and has been used as an occasional bedroom and there is an adjoining utility room which offers further storage, with work surface and sink unit, along with space and plumbing for a washing machine and tumble dryer.

The first floor landing and bedrooms all enjoy lovely views to Core Hill, Muttons Moor or Salcombe Hill. The master bedroom enjoys a lovely dual aspect, taking full advantage of the views and has fitted wardrobes along with a walk-in wardrobe which has hanging rails. A beautiful en suite bathroom comprises a panel bath, separate shower cubicle, WC and wash basin and there are part tiled walls along with a chrome heated towel rail. Bedroom two enjoys a dual aspect and has a storage cupboard and bedroom three enjoys a similar view to the master bedroom. A second bathroom comprises of a panel bath with shower over along with a WC and wash basin.



There is a good size garden to both the front and rear, both being mainly laid to lawn with adjoining well stocked shrub borders. Adjoining the rear of the house there are extensive patio areas which provide seclusion and privacy. Adjoining the front of the house is a large brick paved driveway providing ample parking and turning and this gives access to an integral garage which has an 'up and over' door, light and power and a side door.









The property is situated within a short drive of Waitrose, along with the Beacon Medical Centre and within a short stroll of the property there are some lovely walks.

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

**POSSESSION** Vacant possession on completion.

**EPC:** D

**REF:** DHS02091

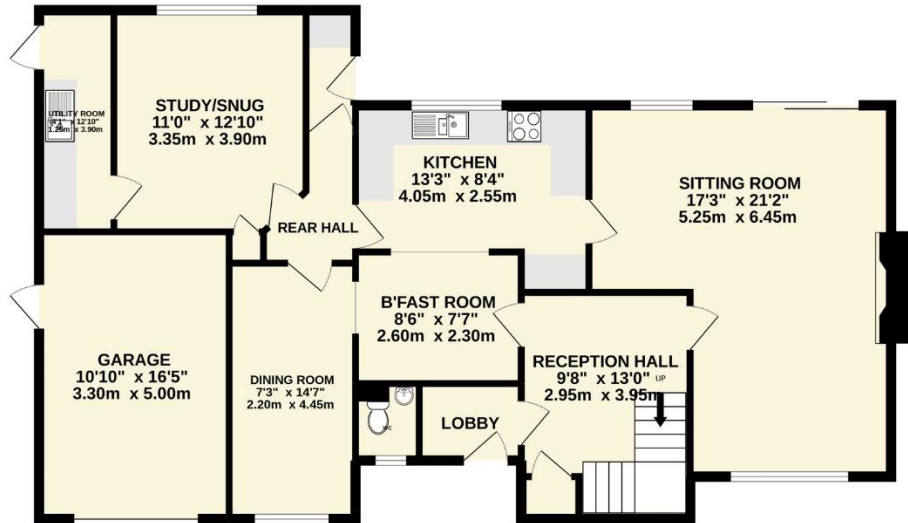
**DIRECTIONS** From the top of the High Street pass the Radway cinema on the left and continue for approximately three quarters of a mile, turning left at Exeter Cross, signposted Exeter. Continue over the two mini roundabouts passing St Francis Church on the left. Within a few hundred yards is the turning left into Ice House Lane. Follow the road around to the right and then to the left and the property will then be seen a little way along on the right.

**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  
1178 sq.ft. (109.5 sq.m.) approx.



1ST FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 2042 sq.ft. (189.7 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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