



The Holt, 1 Little Otters  
Back Lane  
Newton Poppleford  
Sidmouth  
EX10 0EY

£625,000 FREEHOLD

**An executive, four bedroom detached house currently arranged with three double bedrooms and a dressing room. High quality, contemporary finish, well placed for the commute to Exeter and less than four miles to the sea.**

Built less than eight years ago and with an NHBC certificate valid until 4 April 2029, this executive, family home comes with a high quality fit and finish throughout. The house is heated by a combination of gas fired underfloor heating to the ground floor, radiators to the first floor and electric underfloor heating to the bathrooms. An open porch leads into the entrance hallway where there is good storage and a cloakroom/WC. Ceramic tile flooring runs throughout the ground floor to a spacious, double aspect sitting room with log burning stove and patio doors opening into the rear garden. A large kitchen/dining room, in excess of 23' long, has patio doors and a stable door also to the rear garden. The kitchen is fitted with a range of stylish units with built-in Bosch appliances to include fridge/freezer, twin ovens, microwave, induction hob, extractor, and a dishwasher. Worksurfaces and upstands are Corian, the preparation island having the same along with a wine cooler and breakfast bar with pop-up sockets. The utility room is fitted with a range of storage units with appliance spaces and has a connecting door to the double garage.

On the first floor the main bedroom has both an en suite shower room and spacious dressing room that is fitted with an excellent range of hanging, drawers, and shelved storage with vanity unit. The room was originally a fourth bedroom and subject to some minor alteration could return to the original configuration if required.





Bedroom two is a good size double and bedroom three is currently used as a study/double bedroom. The main bathroom, as with the en suite, is very well appointed with high quality materials to include ceramic floor tiles, electronic, power shower and automatic night lighting.

The house stands on a landscaped level plot with off-road parking for three cars and a lawned front garden. A large, double garage has many double sockets and a water tap. To the rear, enjoying a westerly aspect, the garden is beautifully arranged with a large patio, pergola, lawn and densely stocked, colourful beds and borders. There is also a greenhouse on the south elevation of the property, electric points and water tap by the greenhouse.

The property occupies a tucked away location, away from the busy High Street, around a third of a mile from the centre of the village. Newton Poppleford has a convenience store/post office, popular public house, primary school, and village hall. The village falls within the East Devon National Landscape and is on the edge of the Otter Valley with picturesque walks both inland and towards the coast at Budleigh Salterton. The delightful Regency esplanade and seafront at Sidmouth are a little over three and a half miles away and the house is well placed for those looking to commute, particularly to Exeter, Honiton and Exmouth.

**BROADBAND & MOBILE** Standard, Superfast and Ultrafast broadband is available in the area with estimated download speeds of up to 1800 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom – March 2026.

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

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

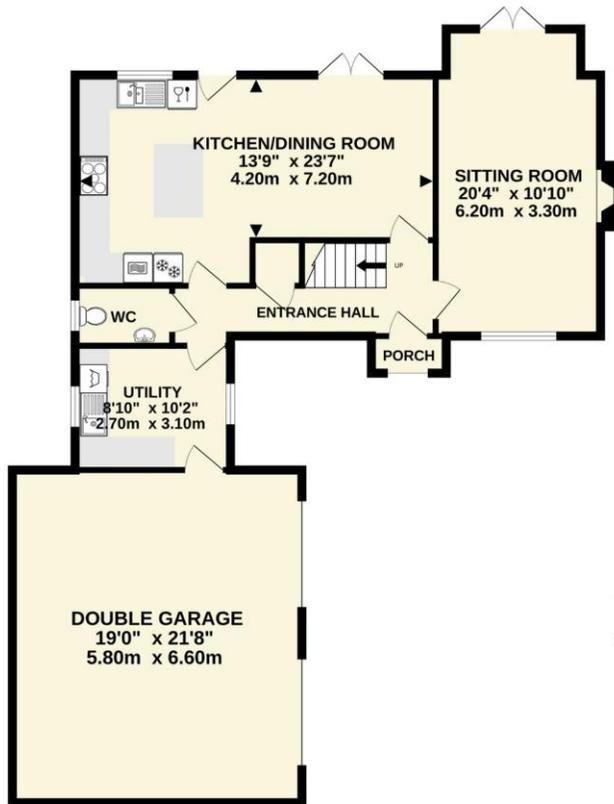
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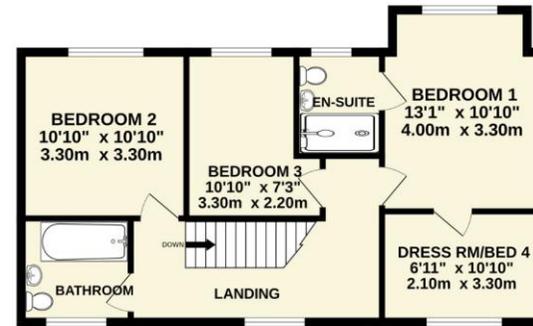
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
1126 sq.ft. (104.6 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1757 sq.ft. (163.2 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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