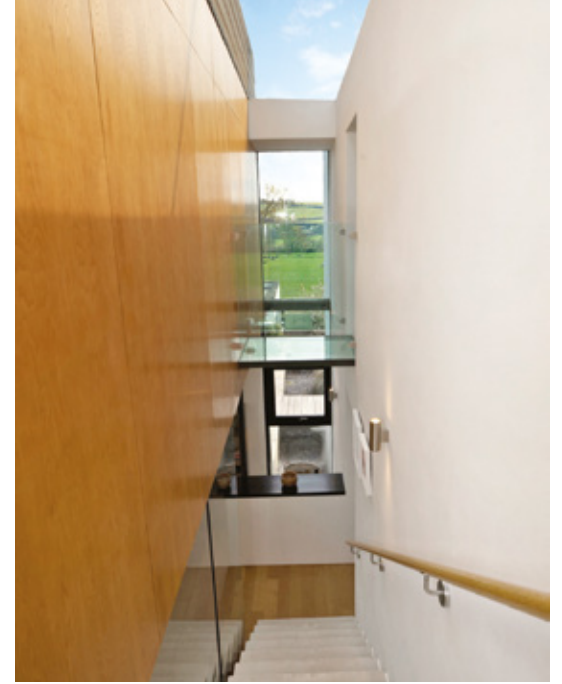








Highwood, Colaton Raleigh, Devon





An impressive contemporary home **designed by the award winning architect, Stan Bolt** with elegant bespoke styling and a beautiful landscaped garden, in a desirable East Devon village setting.



 3  2  1   Double  EPC C

Guide Price £1,250,000 **Tenure** Freehold **Local Authority** East Devon District Council **Council Tax** Band G



The property

Highwood is a stunning contemporary home with three bedrooms and stylish accommodation, set in a highly sought-after position in the East Devon Area of Outstanding Natural Beauty. The property features light and airy open plan living with bespoke fittings, while outside there is a splendid landscaped garden.

The main living and entertaining space is the 34ft sitting and dining room, with its double-height windows and bi-fold glass doors opening onto the garden. There is a beautiful timber-panelled wall over a double-height section of the room, while other features include a contemporary woodburner, limestone flooring and recessed LED lighting.

The kitchen is designed by Jurassic Kitchens and adjoins the sitting room and dining room in an open-plan layout. It features a large central island, Quooker tap, wine fridge plenty of storage space and integrated appliances, including a Fisher and Paykel fridge freezer, Bora induction hob and a Siemens double oven with warming drawer. The utility room provides further space for storage and home appliances. Both the kitchen and utility room have Dekton ceramic work tops.







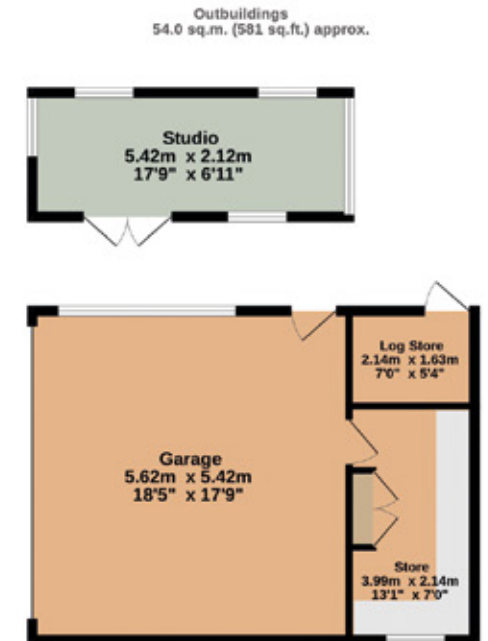
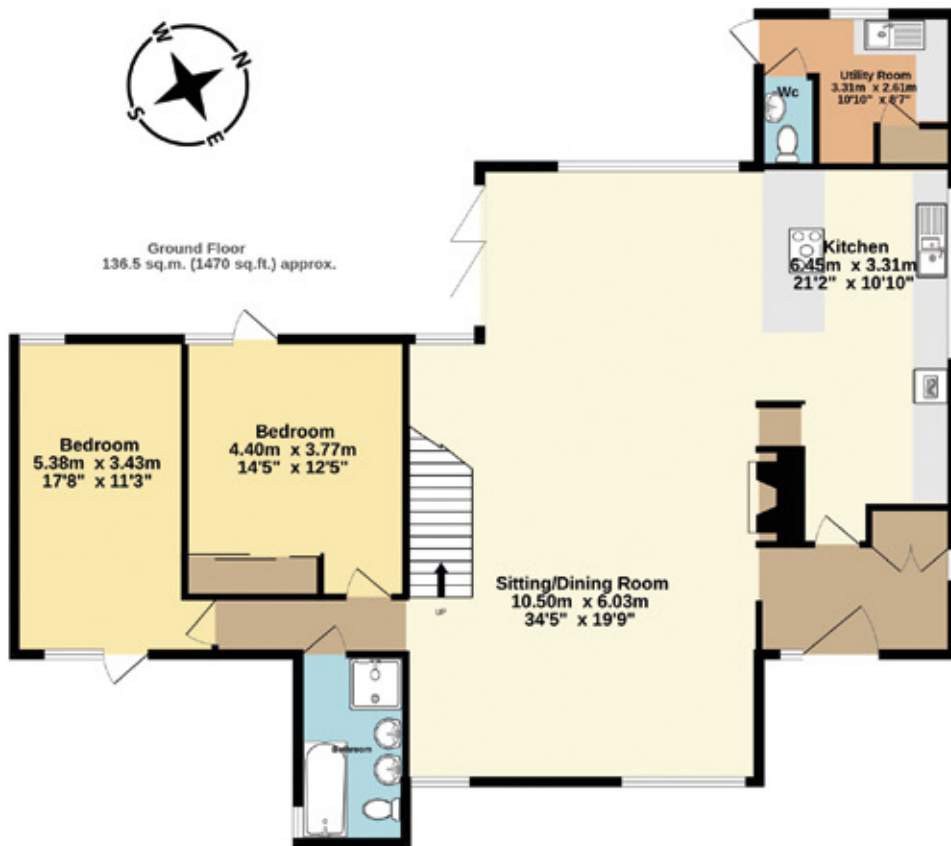


Approximate Gross Internal Floor Area

2661 sq ft / 247.2 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside





There are two well-presented double bedrooms on the ground floor, together with a family bathroom with a separate shower unit. The first floor has a galleried landing overlooking the sitting and dining room, which could be used as a study area. The generous principal bedroom is also on the first floor. It benefits from a private balcony, its own large dressing room and a luxury en suite bathroom with a separate shower unit.

Outside, there is a block-paved driveway at the front offering parking for several vehicles and access to the detached double garage and workshop. Steps lead to the elevated front garden, with its hedgerow borders, water feature, timber decking and paved and gravel terracing. To the rear, the southwest-facing garden includes an area of timber decking and steps leading to a well-maintained lawn, well-stocked flowerbeds and a garden studio or home office.

Location

The property is located on the edge of the small village of Colaton Raleigh, surrounded by the stunning countryside of the East Devon Area of Outstanding Natural Beauty. The village has a local shop, a pub and a village hall, while further amenities are available in the popular nearby seaside town of Sidmouth.

Sidmouth is a beautiful seaside town, steeped in history, nestled in the hills of Sid Valley and benefits from a wealth of amenities such as the high street shops and various restaurants with a large part forming the Jurassic Coast World Heritage Site.

Leisure activities on offer include walks along Sidmouth's Regency esplanade, the 250-million-year-old Jurassic Coast, cycling and various leisure centres. Its position on the English Channel offers sailing opportunities and other water sports, idea for the summer months.

The area is well connected, and the property lies only seven miles from Budleigh Salterton and 11 miles east of Exeter, which provides direct rail connections to London via its four mainline train stations and convenient road links.

The region boasts plenty of excellent educational facilities within five miles of the property such as Sidmouth College and the independent St. John's School.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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