



Copper Beech House, Hayne Hill, Sidmouth, Devon







A **delightful detached home** with an attractive garden, in a stunning village setting.

Summary of accommodation

Ground Floor: Drawing room | Sitting room | Music room | Sun room | Conservatory | Dining room | Kitchen/breakfast room | Kitchen | Pantry | Utility
Boiler room | Two cloakrooms

First Floor: Principal bedroom with en suite shower room | Five further bedrooms | Linen room | Study | Two bathrooms | WC

Second Floor: Attic

Outside: Double garage | Workshop/store | Garden store | Gardens

Distances

Ottery Mary 2.4 miles, Sidmouth town centre 4.0 miles, Honiton mainline station 8.7 miles (3 hours to London Waterloo)

Exeter Airport 9.3 miles (1 hour to London City Airport), M5 (Jct 30) 9.5 miles, Exeter city centre 13.5 miles

(All distances and times are approximate)



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Location

The property is in the small village of Tipton St. John, surrounded by the stunning countryside of the East Devon Area of Outstanding Natural Beauty. The village has a local pub, a village hall, a parish church and a primary school, 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 11 miles from Exmouth and 13 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, The King's School and the independent St. John's School.

The property

Copper Beech House is a fine detached family home that offers five reception rooms, providing flexible living with plenty of natural light and views across the delightful garden to the landscape beyond.

The main reception room is the well-proportioned drawing room with its dual aspect and open fireplace. Each of the reception rooms takes advantage of the sunny south-facing aspect at the rear of the house, including the comfortable sitting room and the dining room, both of which have bay windows. There is also a sun room and music room with sliding glass doors opening to the rear patio, plus a conservatory with a glass roof and panoramic windows.









Additionally, the ground floor has two kitchens, providing a wealth of space for food preparation and storage and the potential to combine into one larger kitchen if required. The main kitchen and breakfast room has sliding glass doors opening to the side of the house, as well as fitted units to base and wall level, a stainless steel range cooker and space for a breakfast table. Adjoining the main kitchen is the second kitchen, as well as the pantry and utility room for further appliances.

Upstairs there are six double bedrooms, including the principal bedroom with its large en suite bathroom. Four of the bedrooms have their own washbasins, providing the possibility for conversion into en suites, while the first floor also has two family bathrooms.

Two bedrooms can be accessed via a second staircase, offering the possibility to divide the house into a main dwelling and an annexe. Internal doors in the lower and upper hallways make the division of the property more viable, with a degree of flexibility to the eventual layouts, should the owner decide to pursue this option. The sizeable attic space also offers further possibility for conversion and development, subject to the necessary consents.



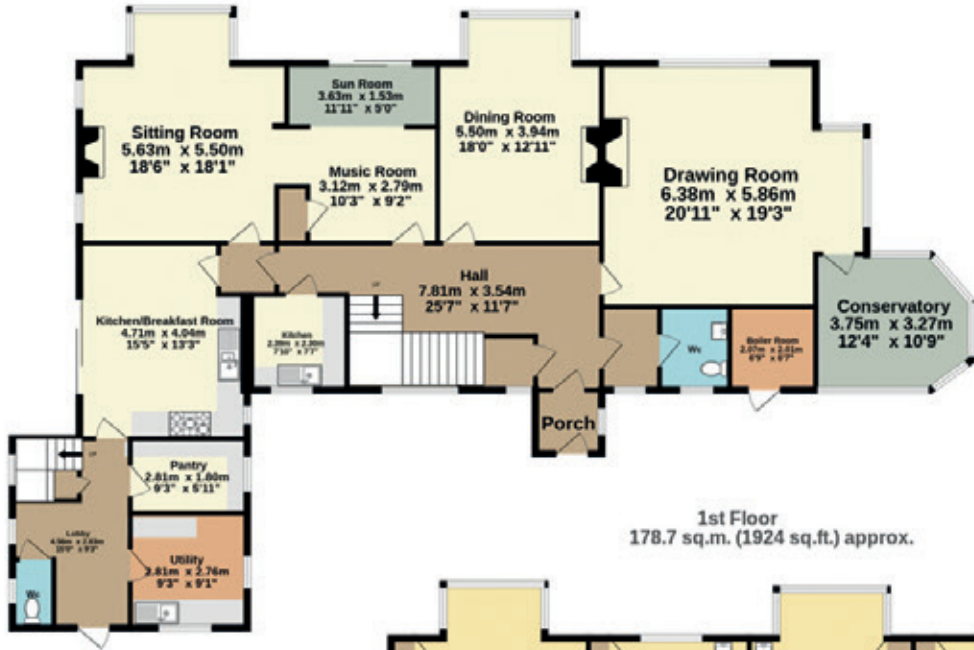


Approximate Gross Internal Floor Area

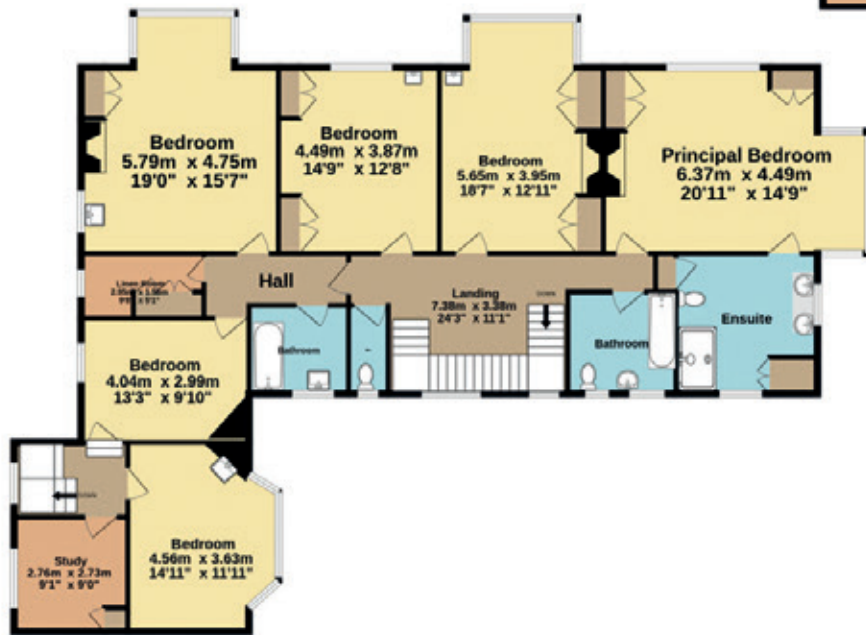
574.4 sq m (6182 sq ft)

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.

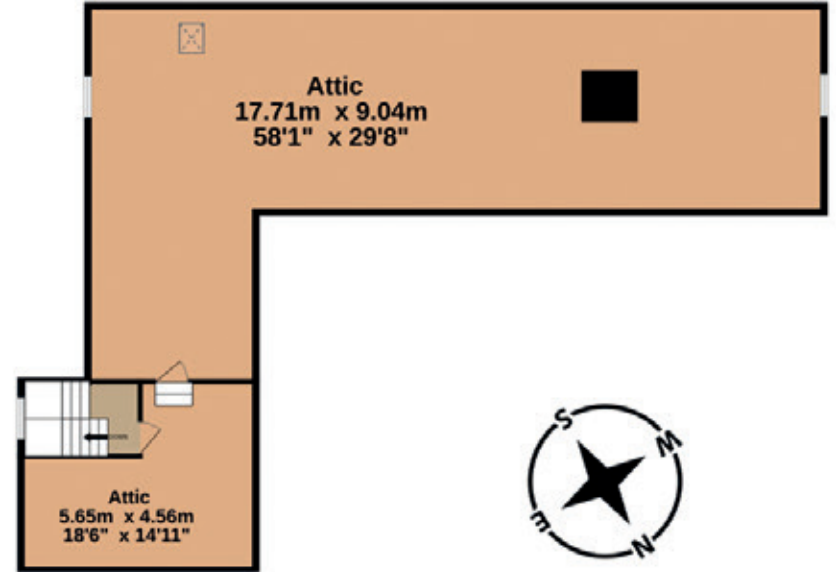
Ground Floor
191.6 sq.m. (2062 sq.ft.) approx.



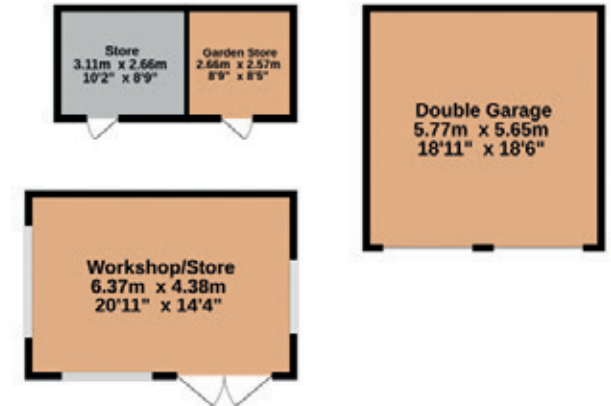
1st Floor
178.7 sq.m. (1924 sq.ft.) approx.



Attic
128.5 sq.m. (1383 sq.ft.) approx.



Garage/Workshop
75.6 sq.m. (814 sq.ft.) approx.



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



Garden and grounds

The house sits within a stunning garden, with views across the breathtaking surrounding countryside. At the front of the house, the driveway provides plenty of parking space and access to the detached double garage. Further outbuildings include a workshop, a greenhouse and garden stores. The garden is mostly to the rear, taking in the sunny south-facing aspect. It includes patio areas for al fresco dining, rolling lawns, established hedgerows and shrubs and a variety of mature specimen trees. There is also an ornamental pond and border beds bursting with colour and life.

Services

Mains water, electricity and gas

Directions (Postcode EX10 0AL)

what3words: ///candidate.explained.elect





Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band G

EPC Rating: C

Guide Price: £1,500,000



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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Particulars dated May 2024. Photographs and videos dated May 2024.

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