



Core House, Sidford, Devon





A late-Georgian country house with two holiday cottages and five acres in a **wonderful setting with amazing views.**

Summary of accommodation

Core House

Colonnaded portico | Reception hall | Drawing room | Sitting room
Study | Dining | Kitchen/breakfast room | Walk-through study
Studio | Laundry room | Boot room | Two cloakrooms

Principal bedroom suite with walk-through dressing room, further
dressing room plus en suite bath and shower room | Four further
double bedrooms | Family bath and shower room | Further shower
room

Oak Cottage

Living room with kitchen | Two first floor en suite double bedrooms
Guest parking | Garden

Bell Cottage

Living room with kitchen | Two first floor en suite double bedrooms
Guest parking | Garden

Gardens and Grounds

Front and rear driveways | Parking | Timber office building with
adjacent parking | Summer house | Stable block incorporating two
loose boxes | Formal and walled gardens | Outbuilding containing
ground source heat pump and fresh water supply tank | Orchard
Two paddocks (one incorporating coppice)

In all about 4.82 acres

Distances

A3052 0.5 mile, Sidford village centre 0.8 mile, Sidmouth (Waitrose)
1 mile, Sidmouth Beach 3 miles, Colyton 9 miles, Budleigh Salterton
Beach 9 miles, Exeter Airport 10.5 miles (London City Airport 1 hour)
Junction 30 M5 11 miles, Exeter City Centre & Exeter St. David's
station 15 miles (Waterloo 2 hours 3 minutes/Bristol 57 minutes),
Tiverton 22 miles (All distances and times are approximate)



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Location

Core House has an elevated setting with no near neighbours on the side of the Sid Valley above the small village of Sidford, which is a thriving community with a parish church, pub (The Rising Sun Tripadvisor 4.5), Waitrose supermarket, post office, Bloaters fish and chip shop, hairdresser and veterinary surgery.

The nearby town of Sidmouth caters for most day-to-day needs, whilst Exeter, which is easily accessible, has an extensive range of shops, businesses and recreational facilities as you would expect from a popular cathedral and university city. The property also has excellent transport links nearby.

The M5 Junction 30 is within easy reach and Exeter St. Davids station has regular services to both Waterloo (2 hours 3 minutes) and Bristol (57 minutes). For air travel, Exeter Airport offers connections to both national and international destinations with a daily service to London City Airport (1 hour).

There is also a wide choice of schools locally both from the state and independent sectors including Colyton Grammar School, The Maynard School and Exeter School in Exeter and Blundells in Tiverton.

Core House

Set up in an elevated position on the side of the Sid Valley off a rarely used country lane, Core House has fantastic southern and easterly views over miles of lush, unspoilt Devon countryside.

The house, which dates from the early 1800s, was reputedly built as the dower house for the local Sidbury Manor Estate. The overall design of the house certainly reflects that of Sidbury Manor and is built of a lovely, mellow red brick with limestone quoins and detailing and a slate roof.

The house also has many of the characteristics of arguably the most elegant period of British domestic architecture with well proportioned rooms lit by natural light flowing in through tall, wide sash windows. It has been the much-loved home of its current owners for the past 16 years, who have undertaken a painstaking programme to restore the house to its former glory, whilst achieving the highest eco friendly standards. Every care has been taken and they have succeeded in creating a wonderful family home that emanates charm and warmth.

The accommodation flows well with the four principal reception rooms grouped around the centrally positioned reception hall. The rooms contain many fine architectural fittings including attractive fireplaces, wainscot panelling, dado and picture rails, ceiling coving, window seats and working shutters. Adjacent to the dining room, with windows that look out both to the surrounding view and the terraced, rear walled garden, is the gorgeous, L-shaped kitchen/breakfast room. This has an open fireplace, separate seating and dining areas and is fitted with handmade, painted timber units including a large central island and corner larder cupboard, timber work surfaces, a range of built-in electrical appliances and a double Belfast sink.

Upstairs there is a part-galleried landing and five double bedrooms. The principal bedroom suite incorporates two dressing rooms and a shower room and has far-reaching, uninterrupted views. The four remaining bedrooms share the family bath and shower room and a further, separate shower room.



Approximate Gross Internal Floor Area

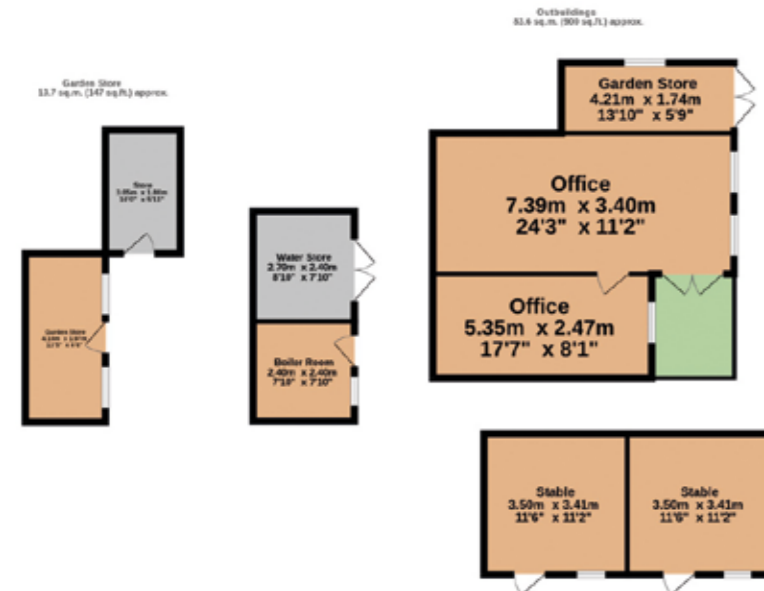
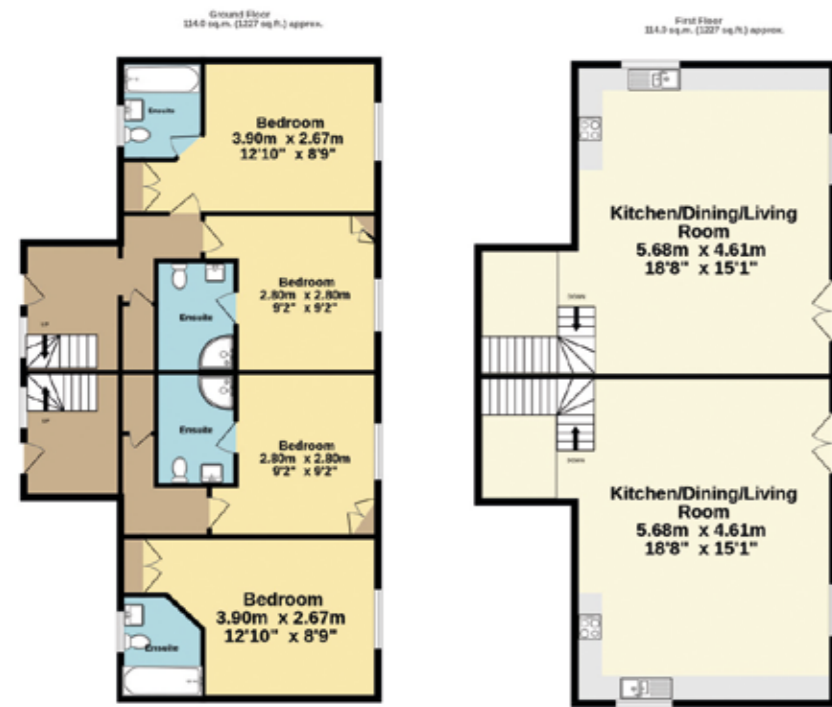
741.7 sq m (7984 sq ft)

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.



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





Oak Cottage and Bell Cottage

Extending out from one end of the back of the are a matching pair of semi-detached cottages, Oak Cottage and Bell Cottage. These have been let very successfully for many years as holiday accommodation (see www.corehousecottages.co.uk and www.premiercottages.co.uk) and are rated as 5* by Visit England. They have also been refurbished to the same exacting standards as the main house, with each cottage incorporating a combined living room and kitchen and two en suite double bedrooms.

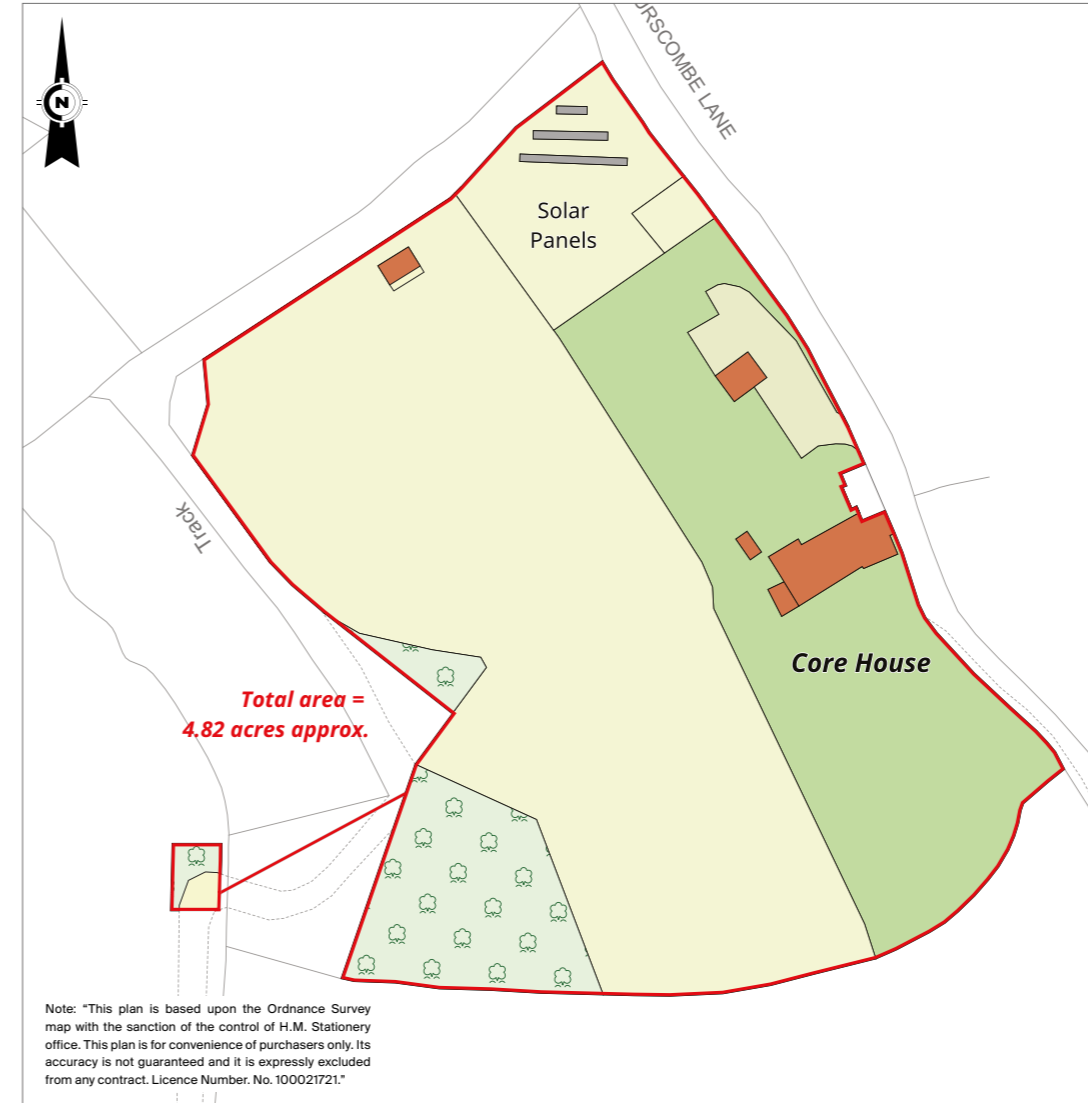
The sale includes the full inventory of both cottages. They are accessed via the rear drive, where they have their own, joint parking area with space for up to four cars. They also enjoy mutual privacy from the main house behind a brick wall screen and each has a separate lawned garden screened behind mature laurel hedging.

Outbuildings, Garden and Grounds

Core House is accessible off the passing lane via front and back resin driveways. The front drive passes a long, wide lawn to a parking area to the front and on one side of the house. The lawn and drive are ringed by a mix of mature trees with views of the surrounding countryside beyond. Behind the house with a deep paved terrace with access to the kitchen and dining room is a private garden incorporating two terraced, level lawns enclosed by tall brick walling and fringed by richly planted borders. Up-slope from the walled garden are a mixed orchard and two sloping paddocks enclosed by stock-proof fencing, one of which contains a stable block of two loose boxes. Beyond the walled garden are a timber office building containing two timber-panelled rooms and a secondary, gravelled parking area with ample space for several vehicles. Beyond the parking area are the hedge-screened gardens for the holiday cottages and the photovoltaic panel array.

Services

Mains electricity. Private water and drainage. Ground source heat pump supplied underfloor heating in main house. Electric night storage heaters in cottages. Photovoltaic panels.



Directions (Postcode EX10 0QA)

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From Junction 30 on the M5, take the A376 exit towards Sidmouth. After a third of a mile at the roundabout, take the second exit onto the A3052, signed to Seaton. Continue for about seven miles to a mini roundabout. Take the first exit onto High Street continuing along the A3052. Drive for just over three miles and then turn left onto Burscombe Lane. The main entrance to the property will be found on the left after about a third of a mile.

Property information

Tenure: Freehold

Local Authority: East Devon District Council (www.eastdevon.gov.uk).

Council Tax: Core House: Band G.

EPC Rating: B+

Guide Price: £3,250,000



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 July 2024. Photographs and videos dated March and July 2024.

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