



Skelgill, Sidmouth, Devon

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# Skelgill, Broadway, Sidmouth, Devon EX10 8RQ

An attractive three-bedroom property with impressive rural views in the sought-after Bickwell Valley area of Sidmouth

Sidmouth 1.3 miles, Honiton 9.5 miles, M5 (J30) 12.3 miles, Exeter 14.9 miles, Exeter St David's Station 15.4 miles (London Paddington 2 hrs 10 mins)

Entrance hall | Sitting room | Study | Kitchen/ breakfast room | Dining room | Utility Cloakroom | Principal bedroom with en suite bathroom | Two further bedrooms with en suites Double garage | Garden | EPC rating C

## The property

Skelgill is a well-maintained detached family home offering almost 2,000 sq. ft. of versatile accommodation within a highly sought-after residential development. The property lies in a peaceful position in the prestigious Bickwell Valley and benefits from far-reaching rural views and easy access to the picturesque coastal town of Sidmouth.

The property is entered via a porchway which has a large fitted storage cupboard and opens onto a bright and airy entrance hall. Double doors flow into the spacious sitting room which has a feature fireplace and a triple-aspect providing a wealth of natural light and panoramic views over the surrounding countryside. Both the sitting room and the adjacent formal dining room have sliding glass doors that open onto a south-westerly terrace. The central kitchen/breakfast room is a sociable space and features plenty of units to base and wall level, integrated appliances and a breakfast bar. Alongside is a cloakroom and utility room providing further space for household storage and appliances. Also on the ground floor is

a useful study which could be used as an additional bedroom if required.

Occupying the first floor are three double bedrooms, each with an en suite bath/shower room and all benefitting from the beautiful scenic views.

## Outside

The property occupies a well-sized plot and benefits from a considerable brick-laid driveway, an integrated double garage and carefully maintained gardens. A paved side sun terrace enjoys the warm south-westerly aspect and provides ideal space for alfresco dining and entertaining. There is a large section of neat lawn flowing around three sides of the property interspersed with established herbaceous planting, topiary and well-stocked colourful beds. Post and rail fencing allows unguarded visual access to the surrounding protected landscapes.

## Location

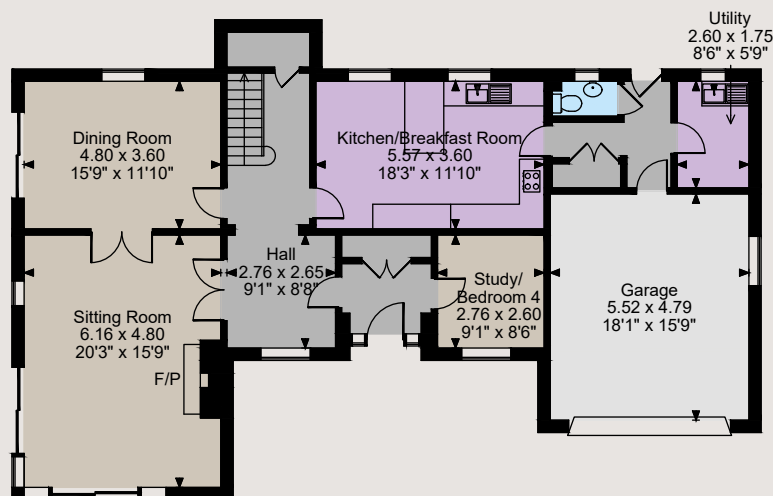
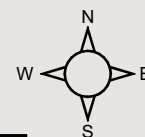
The property lies in a desirable position, in a conservation area on the edge of the seaside town of Sidmouth on the stunning Jurassic Coast. The coast provides dramatic cliffs and miles of beaches to explore, as well as access to the beautiful rolling countryside of the East Devon Area of Outstanding Natural Beauty. The town offers plenty of shops, restaurants and cafés, as well as a Post Office, health centre and cottage hospital plus excellent leisure facilities, including sailing and golf at Sidmouth Golf Club. There is also schooling in Sidmouth, including the independent St. John's School. The cathedral city of Exeter is within easy reach and offers a comprehensive range of shopping and cultural and leisure amenities. There are many good schools, both state and independent, whilst Exeter University is recognised as one of the leading universities in the country. The area is well served by road, with the A3052 connecting to the M5 12 miles to the west.



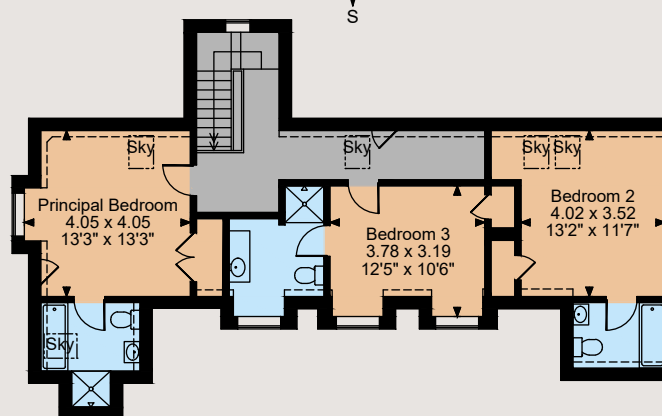




Floorplans  
House internal area 1,995 sq ft (185 sq m)  
Garage internal area 288 sq ft (27 sq m)  
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Directions

What3Words///noon.outer.pushy brings you to the property's driveway.

## General

**Local Authority:** East Devon District Council

**Services:** Mains electricity, gas, and water.

Private drainage which we understand is compliant with current regulations.

**Council Tax:** Band G

**Rights of Way:** There is a shared driveway for access with the neighbouring property.

**Restriction:** There is a covenant that applies to this property. Additional information is available from the vendors' agent.

**Tenure:** Freehold

**Guide Price:** £1,100,000

## Exeter

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