



Wray House

Sidmouth

An impressive seven bedroom home with ancillary accommodation, set in an elevated position with approximately 6.62 acres and stunning sea views.

Wray House, Cotmaton Road, Sidmouth, EX10 8SX

Sidmouth town centre 0.7 miles, Exmouth 9.5 miles, M5 (Jct 30) 11.6 miles,
Exeter city centre 15.0 miles

Features:

Main House: Reception hall | Drawing room | Family room
Reading room | Dining room | Kitchen/breakfast room
Utility | Boot room | Cloakroom | Principal bedroom with en
suite shower room | Six further bedrooms, two en suite
Shower room | Triple garage | Garage | Games room
Summerhouse | Field shelter | Gardens | Woodland
Orchard | Pond | Approximately 6.62 acres | EPC rating C

Annexe: Sitting room | Kitchen/breakfast room
Two bedrooms | Family bathroom | EPC rating B

About 6.62 acres in all





The property

Wray House is a substantial detached property that comprises more than 4,000 square feet of immaculate living space, arranged over two generous, light-filled floors. The property is south-east facing allowing for a wealth of natural light and enjoys an elevated position with fantastic views out to sea. The property lies in the East Devon Area of Outstanding Natural Beauty and is surrounded by beautiful landscaped gardens and grounds of approximately 6.62 acres. Wray House further benefits from a detached garaging block with a two-bedroom annexe above providing flexible accommodation options.

Outside, the property displays attractive rendered brick elevations while inside there is traditional styling and elegant features, including ceiling roses and cornicing to several reception rooms. The ground floor accommodation is arranged so that the four reception rooms are south-east facing making the most of the sea views. The 34ft drawing room provides a welcoming space in which to entertain and has a feature fireplace and French doors that open onto the terrace. Adjoining the drawing room is the formal dining room which also features French doors with access to the terrace. The family room and reading room provide further comfortable reception space with the family room also benefiting from a large bay window allowing for plenty of natural light. The kitchen and breakfast room, located towards the rear, has wooden fitted units to base and wall level, integrated appliances and space for a large breakfast table while the adjoining utility and boot rooms offer further space for household storage and appliances. The ground floor accommodation is completed by a useful cloakroom.

Upstairs there are seven well-presented double bedrooms, including the generous principal bedroom which benefits from extensive fitted storage and en suite shower room. Two further bedrooms also benefit from en suite facilities, one with a Jack and Jill entrance to a shower room. The first floor also has an additional large shower room.

The property benefits from a detached 1,000 sq ft garaging block with a two-bedroom annexe

above providing flexible accommodation opportunities for multi-generational living, guest accommodation or income potential subject to obtaining the necessary consents. The annexe has a split level open-plan sitting room and fully-equipped kitchen/breakfast room, as well as two double bedrooms and family bathroom. The ground floor off the garaging block could provide further accommodation if required and is currently used a triple garage/workshop space with a cloakroom and an adjoining games room.

Outside

A sweeping driveway lined with exotic trees leads through the beautiful landscaped garden to the front of the property. The front gardens feature large areas of well-maintained lawns bordered by mature specimen trees and shrubs providing a high degree of privacy, colourful flowerbeds and a large elevated patio area that provides an ideal vantage point for admiring the superb views. To the side and rear there are further extensive lawns and paddocks, an orchard, woodland and a peaceful pond. In all the property enjoys approximately 6.62 acres.

Location

The property is in a sought-after position on the edge of the seaside town of Sidmouth on the stunning Jurassic Coast, with its dramatic cliffs and miles of beaches, as well as access to the beautiful rolling countryside of the East Devon Area of Outstanding Natural Beauty. The Connaught Gardens on the clifftop below the property has been granted several coveted 'Britain in Bloom' awards. 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.





Directions

From Junction 30 of the M5, take the A376/ Sidmouth Road towards Sidmouth. At the next roundabout, take the second exit onto the A3052 and continue for 7 miles before taking the first exit at the roundabout to stay on the A3052, heading through Newton Poppleford. After a further 2 miles, turn right onto the B3176 and after 2 miles, at the roundabout, take the third exit to stay on the B3176/Station Road. Immediately turn right onto Cotmaton Road, then take the lane on the right signposted for Sidmouth Golf Club. Turn left off the lane, and you will find the property on the right.

General

Local Authority: East Devon District Council

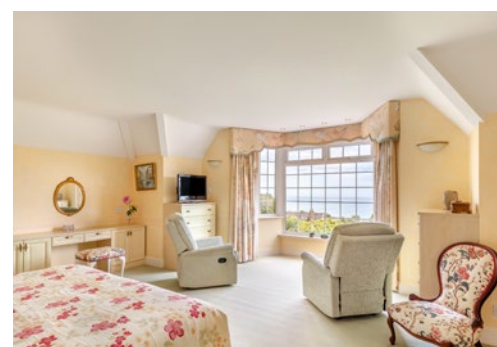
Services: Mains electricity, gas, water and drainage.

Council Tax: Band H

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £2,750,000



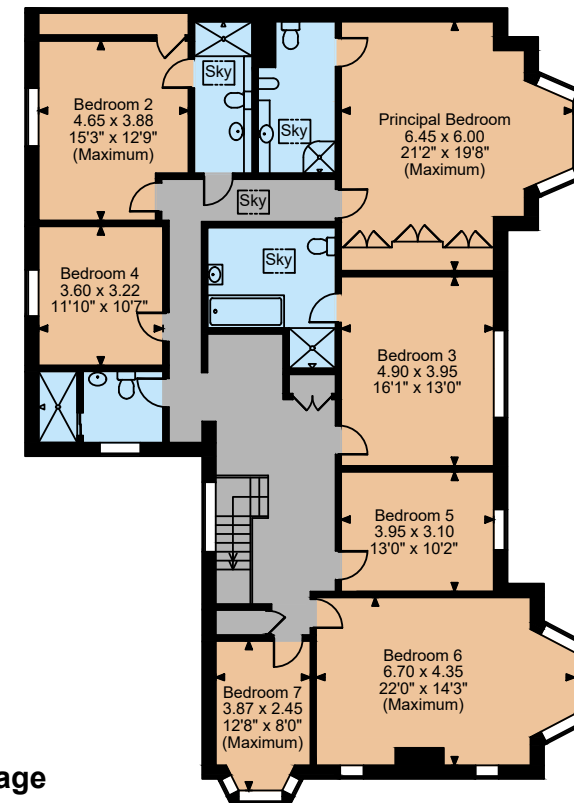
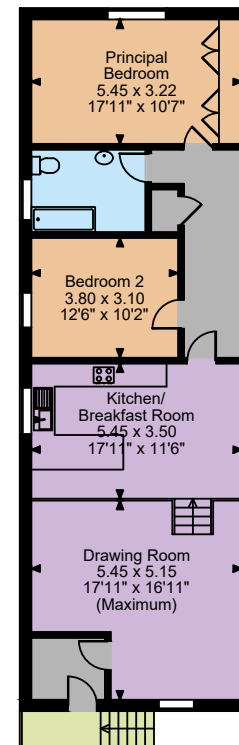
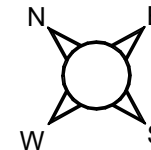
Floorplans

House internal area 4,365 sq ft (406 sq m)

Garage internal area 995 sq ft (92 sq m)

Annexe internal area 1,032 sq ft (96 sq m)

Games Room internal area 318 sq ft (30 sq m) For identification purposes only.



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

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