



The Old Vicarage










Salcombe Regis, Sidmouth

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A fine Georgian house with a studio annexe and picturesque gardens, set in a desirable village moments from the coast

A six-bedroom former Vicarage nestled in an idyllic position in the East Devon National Landscape, surrounded by rolling countryside and with far-reaching views out to sea. Set in 1.5 acres of elevated grounds, it includes secluded woodland and meadows, plus a heated pool. The sought-after village of Salcombe Regis is less than two miles from the seaside town of Sidmouth, with good local amenities.

	5 RECEPTION ROOMS		6 BEDROOMS		5 BATHROOMS + W/C
	DOUBLE GARAGE + ANNEXE		1.5 ACRES		FREEHOLD
	VILLAGE		3,542 SQ FT		GUIDE PRICE £2,250,000



The property

The Old Vicarage is a charming Grade II Listed house with six bedrooms and a wealth of character features arranged across two floors. Period details throughout include cornicing and ceiling roses, large sash windows and cast-iron open fireplaces, which sit alongside clean, neutral décor to create a thoroughly attractive and inviting environment. The property, dating from around 1840, provides spacious, airy accommodation with a self-contained studio annexe within the coach house. There are beautiful country gardens and views stretching to the coast.

The ground floor offers the generous sitting room with its south-facing bay window and feature fireplace. There is a private study, a formal dining room and a further reception room which has a fireplace fitted with a woodburning stove. The kitchen has flagstone flooring, farmhouse-style units, a breakfast bar and an Aga. Adjoining the kitchen is a sunny conservatory, with French doors opening out onto the front garden. A w/c and useful utility room for further home storage and appliances completes the ground floor.

Upstairs there are six well-presented double bedrooms, each allowing light to flood in through the large sash windows. The well-proportioned principal bedroom benefits from a sizeable en suite bathroom and dressing room with built-in wardrobes. There are two further en suite bedrooms, one of which has a bathroom, while the other has a shower room. The first floor also has a family bathroom with a freestanding bathtub.

The detached coach house provides further accommodation, ideal for guests or multi-generational living. It features a shower room on its ground level, as well as a fully equipped stylish modern kitchen with space for informal dining. Rising from the kitchen is a floating staircase with glass balustrading leading to the first floor. Upstairs is a large studio-style bedroom or games room among the eaves, which could also serve as a spacious office or home gym.









Outside

At the entrance, gated access leads to a paved driveway with parking for several vehicles and the detached coach house, which includes a double garage and additional accommodation. To the north of the house, the garden features a heated outdoor swimming pool with sun terrace, while to the south, a sunny patio provides space for al fresco dining, with a well-kept lawn beyond. A private woodland and bluebell meadow to the side of the property offers elevated views across the village and towards the coastline. The whole totals 1.5 acres.

Location

The Old Vicarage is located in the small village of Salcombe Regis, just moments from the Jurassic Coast with its dramatic cliffs and miles of beaches. The property is amidst the beautiful rolling countryside of the East Devon Area of Outstanding Natural Beauty, along the South West Coastal Path.

Less than two miles away is the bustling seaside town of Sidmouth. It offers plenty of shops, restaurants and cafés, plus good leisure facilities, including sailing, the spa at Sidmouth Harbour Hotel and golf at Sidmouth Golf Club. The town has a thriving community hosting local classes and events such as the popular Sidmouth Folk Festival.

The vibrant and historic city of Exeter, approx. 15 miles away, boasts great business facilities together with open air markets, restaurants, cafés and wine bars. The city is well served with a good range of leisure and cultural amenities, including theatres, a museum, galleries, cinemas and substantial high street and independent shopping facilities.

Schooling in the area is excellent. There is the independent St. John's School in Sidmouth, the outstanding-rated King's School in Ottery St. Mary, Colyton Grammar School and slightly further afield, Exeter School and The Maynard.

Nearby communication links include the A3052 (connects to the M5) and the A375 (connects to the A30). Honiton train station provides regular services to Exeter and London Waterloo. Exeter airport offers a number of international and domestic flights.



Distances

- Sidmouth 1.9 miles
- Seaton 7.0 miles
- Honiton Train Station 8.7 miles
- Lyme Regis 13.2 miles
- Blackdown Hills AONB 14.3 miles
- Exeter Airport 11.1 miles
- Exeter City Centre 15.7 miles

Nearby Schools

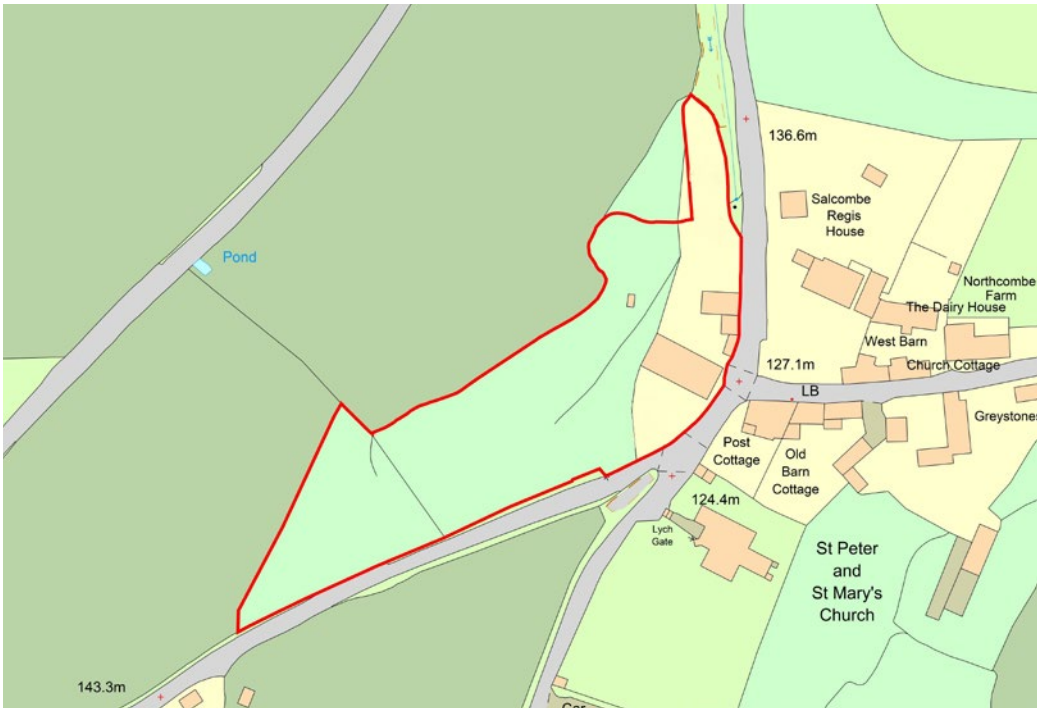
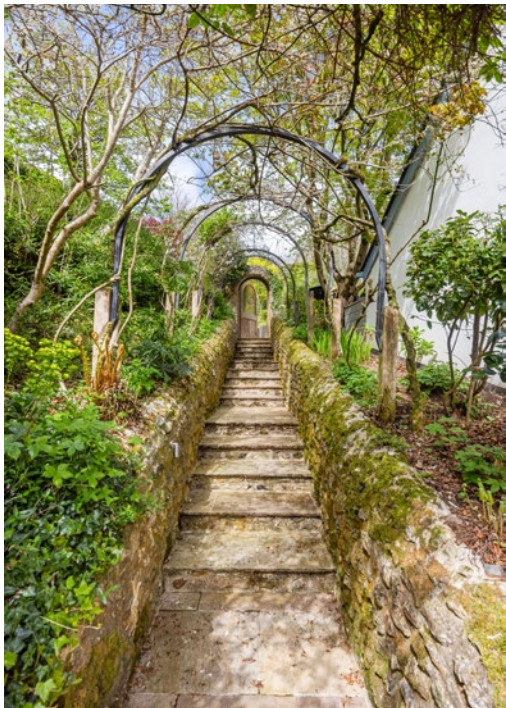
- Branscombe CofE Primary School
- Sidmouth CofE Primary School
- Sidbury CofE Primary School
- Ottery St Mary Primary School
- Sidmouth College
- The King's School
- St John's School
- Colyton Grammar School
- St Peter's Preparatory School
- Exeter School
- The Maynard School

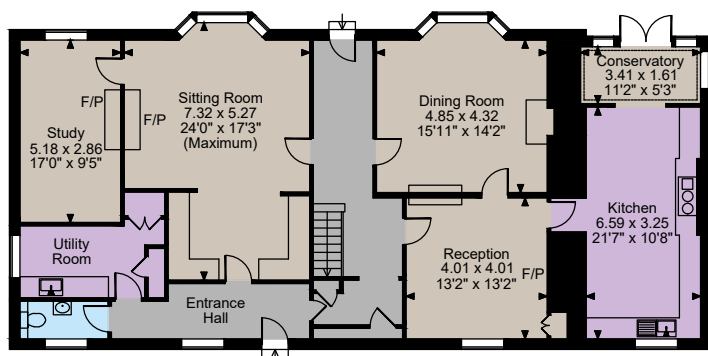


Coach House

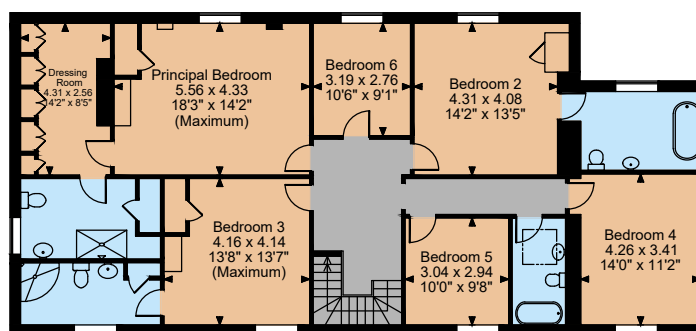


Coach House

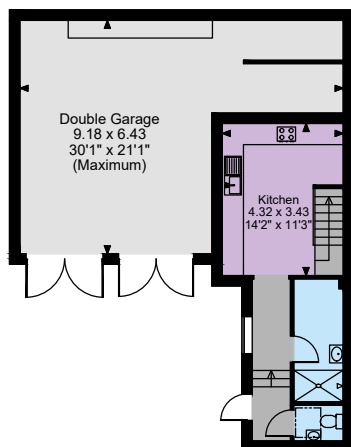




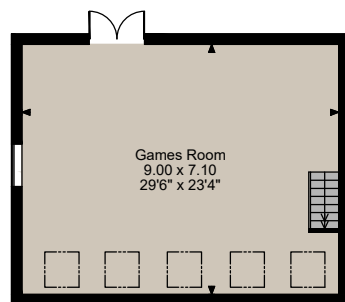
Ground Floor



First Floor



Coach House Ground Floor (Studio Annexe)



Coach House First Floor (Studio Annexe)

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

Main House internal area 3,541 sq ft (329 sq m)

Garage & Coach House internal area 1,466 sq ft (136 sq m). Total internal area 5,007 sq ft (465 sq m)

For identification purposes only.

Directions

EX10 0JH

what3words: ///food.storm.copies

General

Local Authority: East Devon District Council

Services: Mains electricity, water and drainage. Oil-fired central heating.

Council Tax: Band H

EPC Rating: E

Wayleaves and easements: This property is sold subject to any wayleaves or easements.

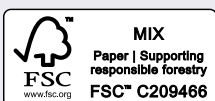
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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