

LUTTRELL HOUSE

HARPFORD, SIDMOUTH, DEVON



JACKSON-STOPS

LUTTRELL HOUSE, HIGHER WAY, HARPFORD, SIDMOUTH DEVON, EX10 0NJ

TOTAL APPROX. FLOOR AREA 3271.5 SQ FT / 303.9 SQ M

A beautifully presented detached house with superb accommodation, double garage, lovely gardens and outstanding views across the Otter Valley



DISTANCES

NEWTON POPPLEFORD 1 MILE

SIDMOUTH 3.5 MILES

EXETER 10 MILES

M5 9 MILES

GROUND FLOOR

- Entrance hall
- Dining room
- Sitting room
- Conservatory
- Study
- TV room
- Kitchen / Breakfast room
- Utility room
- Cloakroom
- Double bedroom with en suite bathroom

FIRST FLOOR

- Three double bedrooms
- Landing / snug
- Storage room / cupboard
- Bathroom

OUTSIDE

- Driveway offering ample parking
- Double garage
- Workshop
- Wrap around terrace

LOCATION

Harpford is a small and particularly attractive village lying in the Otter Valley and surrounded by beautiful countryside within the East Devon Area of Outstanding Natural Beauty. The village is conveniently situated less than a mile from Newton Poppleford, where there is a village shop with post office, a pub, and a primary school, and a Waitrose is less than 2 miles. Luttrell House is near to beautiful walks through the Otter Valley and along the Otter River, which also lead to the nearby cricket club and tennis courts.

The Regency coastal town of Sidmouth, is about 3 miles, and sits on the spectacular Jurassic Coast, which stretches for 95 miles and is England's first natural UNESCO World Heritage Site. The town is renowned for its fine golden beaches, local boutiques, art galleries, delis, bakeries, cafés, farm shops, restaurants and pubs. There are several festivals, including a Folk Festival, a Jazz and Blues Festival, and the Sidmouth Sea Fest.

Well-regarded schooling in the vicinity includes Exeter College, Colyton Grammar, Exeter School and The Maynard School.

Communication links are excellent with a mainline train station at Exeter providing a service to London Paddington in just over two hours, and the M5 is about 9 miles.

THE PROPERTY

This impressive, modern family home, of over 3,200 sq ft is beautifully presented, with light-filled accommodation, combining generous proportions with a wonderfully flexible layout, ideally suited to modern family life.



The ground floor comprises a welcoming entrance hall / dining room, a generous kitchen/breakfast room with an excellent range of cabinetry and integral appliances including an American-style fridge/freezer, microwave, oven, hob and dishwasher. A useful utility room and guest cloakroom sit conveniently alongside.

The elegant, double aspect sitting room features a stone-built fireplace with gas fire, and opens through to the conservatory, a lovely, sunny room with doors leading to the terrace and gardens beyond. There are two further reception rooms on the ground floor, and a double bedroom with a well-appointed en

suite bath / shower room. Stairs rise to the first floor where the landing is sufficiently generous to be used as an informal snug or TV area. There are three further double bedrooms together with a family bathroom.

Luttrell House feels bright, airy and exceptionally comfortable throughout with well-proportioned rooms, excellent natural light and an easy connection between the principal living spaces and the gardens.

OUTSIDE

The setting of Luttrell House is beautiful, with a quiet lane to the front and outstanding views across the Otter Valley to the rear. There is a sweeping driveway providing parking for several vehicles and access to a double garage and covered portico. There is a large wrap around terrace with steps leading to the lawn, which is bordered with mature hedging and well-established shrub beds. A well-stocked lily pond provides the central feature.





DIRECTIONS (EX10 0NJ)

From Exeter follow the A376 towards Exmouth, and this links to the East Devon Heritage Coast Way, A3052 towards Seaton and Sidmouth. Continue past Westpoint Show Ground and Greendale Farm Shop and continue through the village of Newton Poppleford. As you leave the village, turn left towards Harpford into Higher Way, and Luttrell House will be found a short way along on the left-hand side.

What3words – ///stroke.zeal.asleep

PROPERTY INFORMATION

Services: Mains electricity, drainage, gas and water.

Tenure: Freehold

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

Council Tax Band: G

EPC rating: C

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

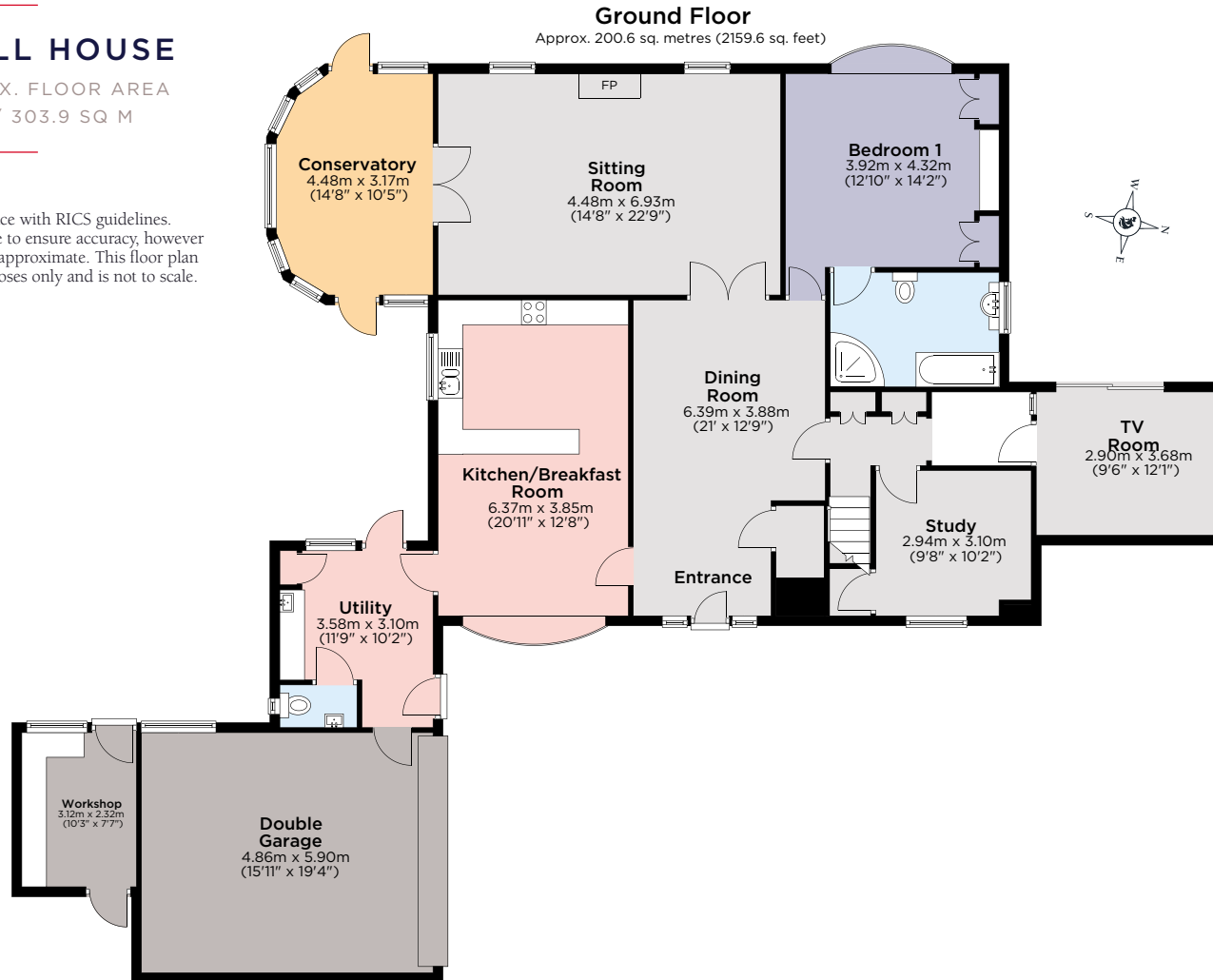
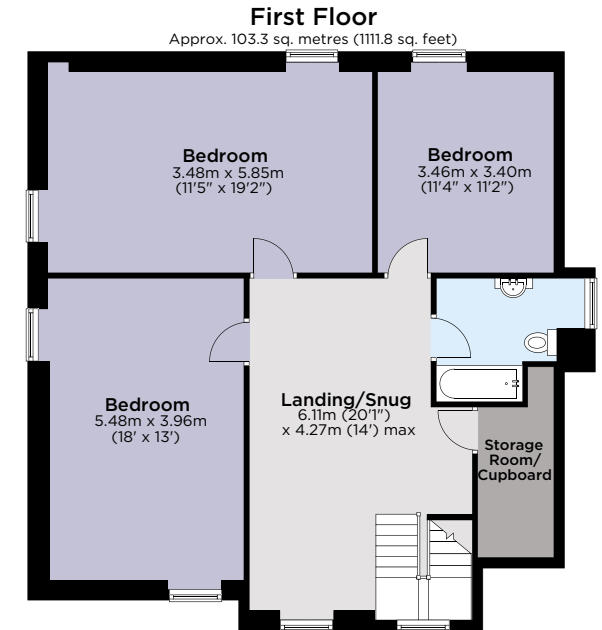
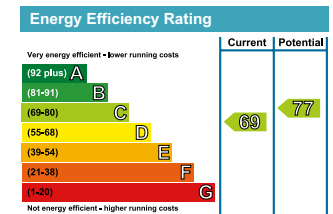
Viewing: By appointment with Jackson-Stops Exeter office:
 01392 214222



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TOTAL APPROX. FLOOR AREA
3271.5 SQ FT / 303.9 SQ M

Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy, however
all measurements are approximate. This floor plan
is for illustrative purposes only and is not to scale.



Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

EXETER

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