



Southdown

Salcombe Hill, Sidmouth, East Devon, EX10 0NY

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A unique coastal residence offering extensive and superbly presented accommodation with a self-contained wing and indoor pool

- Bright and spacious accommodation
- Superb entrance hallway with sweeping staircase
- Fabulous kitchen/breakfast room
- Three reception rooms
- Four bedrooms and en-suites
- Attached three bedroom, three e-suite self-contained annexe
- Indoor heated swimming pool and wet room
- Mature landscaped gardens of about 3/4 acre
- Coastal and sea aspect adjoining National Trust land

GUIDE PRICE £2,000,000

SITUATION

Southdown is situated in what must be one of the most unique locations in East Devon, set on the World Heritage Site colloquially known as The Jurassic Coast, standing in an elevated but sheltered position commanding country and coastal views. The property is situated on Salcombe Hill which lies to the east of the Regency town of Sidmouth, East Devon's premier coastal resort.

Southdown is set in mature gardens and grounds that are level and create a most apt setting. Delightful walks along the South Western coastal path and the National Trust land emanate from the front gate. The location is tucked away but very accessible as the town of Sidmouth lies only about 1 mile away, nestling in the Sid Valley below.

The town itself has many beautiful parks and walks, a bustling shopping centre with a great variety of independent shops, as well as the usual multiples. There is also a Waitrose store, cinema, theatre and a range of sporting facilities including tennis courts, croquet lawn, swimming pool and a cricket pitch overlooking the sea.







Exeter, the County Town, is some 15 miles to the west with an excellent shopping centre, theatres, main line rail link to London (Paddington), small International Airport and M5 access. Colyton Grammar School, one of England's top mixed state schools, is located at Colyford about 8 miles to the east.

THE PROPERTY

Southdown is a unique, detached, semi-rural residence with origins dating back to the early part of the 20th century. It has been considerably enlarged, remodelled and superbly refurbished over recent years to create the distinctive and stylish home we find today.

The property has rendered and whitened exterior elevations under a slated roof with a new impressive contemporary slate and glass entrance, newly installed windows and central heating. The accommodation is well presented, spacious, and particularly adaptable in its arrangement. The layout is such that it is easily offered as one large family home or alternatively the north wing provides a separate three bedroom annexe either for extended family or a holiday let. The principal bedroom has a dressing room, lovely modern en-suite bathroom and opens onto a huge balcony overlooking farmland with sea glimpses in the distance. A superb glazed landing with a study area which has fantastic views over the sea towards Sidmouth's red cliffs.



Amongst the more principal features of the property is a delightful drawing room, the impressive galleried reception hall with its superb bespoke sweeping staircase, the large principal bedroom with corner bi-fold doors which commands views down the valley to Sidmouth, the esplanade and the sea. The property also has an indoor pool with a 12.5m x 10.1m (41'1" x 33'2") approx. heated swimming pool and associated wet room, cloakrooms etc.





GARDENS & GROUNDS

The property is approached from the lane over a long tarmac drive (a right of way owned by the National Trust) to a timber 5-bar gate that leads to a shorter private drive and large parking and turn round area.

Further gates lead to another parking area adjacent to which is the attached double garage with its electric roller door and many useful storage rooms to the rear which have potential for many other uses. The gardens as mentioned, are level, mature and create a most attractive, colorful setting. They are interspersed and bordered with a number of mature oaks and Scots Pines and to the rear they are well enclosed. A large new paved terrace which opens out from the swimming pool provides a perfect place to entertain during fine weather.

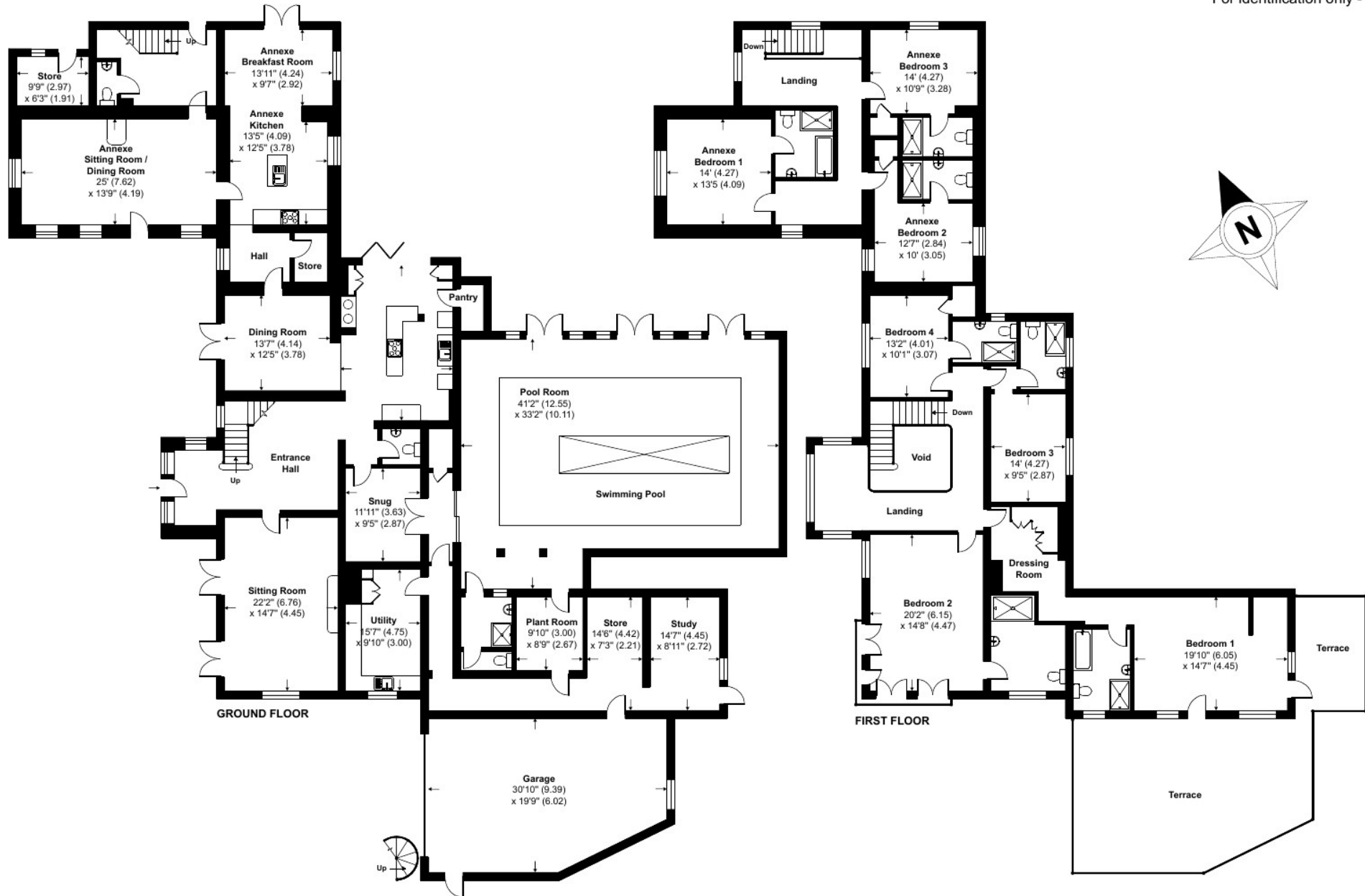
There is a large area of sweeping lawn with herbaceous and shrub borders. There is also a small orchard area, as well as a Mediterranean / vegetable garden with raised beds and a concrete lined pond. To the front of the house is a further lawned area with both plants and trees. In all, we understand, the gardens extend to approximately 3/4 acre.



Southdown, Salcombe Hill, Sidmouth, EX10

Approximate Area = 7697 sq ft / 715 sq m (Includes Annexe And Excludes Store / Void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Humberts. REF: 979082



DIRECTIONS

From the centre of the town of Sidmouth turn into Salcombe Road opposite the Radway Cinema. Proceed over the River Sid and take the third turning on your right into Salcombe Hill Road. Follow this road to the top of Salcombe Hill when the access drive to Southdown will be found on your right before the National Trust carpark and can be identified by a large stone. If you get as far as the Lockyer Observatory you have gone too far.

SERVICES

Mains water and electricity. Private drainage (Septic Tank). Gas centrally heated.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.
Council Tax Band: H.

ENERGY PERORMANCE CERTIFICATE

Rating: C.



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