



Highlands

Weston, Sidmouth, Devon, EX10 0PL

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A substantial detached residence set in 2 acres and commanding magnificent views over the countryside to the sea at Weston Mouth

- Entrance hallway with galleried staircase and WC
- Large sitting room and formal dining room
- Beautifully fitted kitchen/breakfast room
- Superb garden room opening into the conservatory
- Study, utility/boot room and pantry cupboard
- Principal bedroom with en-suite bath/shower room
- Guest bedroom with en-suite shower room
- Two further double bedrooms and family bathroom
- Double car port and stable block
- Established grounds of circa two acres

GUIDE PRICE £1,500,000

SITUATION

Highlands is located in a glorious country setting within the East Devon National Landscape. It sits high above the cliffs of the Jurassic Coast amongst some of the county's most picturesque countryside and has nearby access to some stunning walks over the South West Coastal Path and to the beach at Weston Mouth about 1.5 miles away. This stretch of East Devon coastline is renowned for its breath-taking scenery and beaches and the village of Branscombe, a quintessential thatched village, lies about 2.5 miles away and has two popular public houses and an active village hall.

The Regency town of Sidmouth is about 3 miles away and has a wide range of every day amenities, many independent shops and eateries. The Highlands also lies alongside The Donkey Sanctuary which has a Taste of the West award winning restaurant and café and is open 365 days of the year.







The busy market town of Honiton is approximately 8.5 miles to the north and has a good variety of shops, schools and leisure facilities and also a main line rail link on the Exeter to London Waterloo line. Exeter, the county town and cathedral city, is located about 16 miles distant and this has excellent shopping facilities, food hall, theatres, private schooling, express rail link to London Paddington, international airport and M5 access. Bristol airport lies about 64 miles away.

THE PROPERTY

Highlands is a substantial detached residence which was built in the 1950s before being considerably enlarged, remodelled and refurbished by the current owners in 2010. This included a significant wrap-around extension to the south and east elevations which was very much designed in a way to make the most of its delightful setting and glorious views. The property is of traditional construction with rendered, brick and tile hung elevations under a tiled roof and benefits from uPVC double glazed windows and oil-fired central heating.

The property itself is of generous proportions and has beautifully light accommodation with all the principal rooms taking advantage of the superb views. The heart of the house is very much the huge, semi-open plan kitchen/garden/family room and this offers a well-equipped kitchen, two sets of sliding doors onto the terrace and a gas stove. This is a fabulous space to entertain and opens into the large conservatory which in turn gives access to the more formal reception rooms. The sitting room has an air of grandeur with its ornate corncicing and timber fire surround and has a triple aspect with French doors onto the terrace. Steps then lead you through and archway into the dining room which has a feature fireplace. The property also benefits from a large utility/boot room with a door to the side and large storage cupboard/pantry, and a study.







The impressive galleried staircase leads you to the first floor landing off which is a large principal bedroom suite which has stunning views, wardrobe and a beautifully fitted en-suite bathroom with a large shower cubical. There is a guest suite and two further double bedrooms, as well and a modern family bath/shower room. Another lovely feature are the landing windows which overlook the well laid out fields belonging to the Donkey Sanctuary.

GARDENS & GROUNDS

Highlands is approached through impressive pillars and double gates onto a long sweeping driveway which offers an attractive approach to the property with views over the grounds with the backdrop of the sea in the distance. It passes through a yard adjacent to which is a timber outbuilding which comprises a double open carport/ implement store and a stable block with four boxes and a tack room. The driveway continues to the property where there is a parking area.

The house is surrounded by lawned gardens which are interspersed with mature trees and shrubs. To the front is a level lawn which has a pedestrian access onto the lane, whilst to the rear is a large paved terrace which sits in the eye of the sun and enjoys the beautiful country and sea views. Below the driveway to the south is an open meadow which runs down to the Donkey Sanctuary land and in total the site extends to about 2 acres.

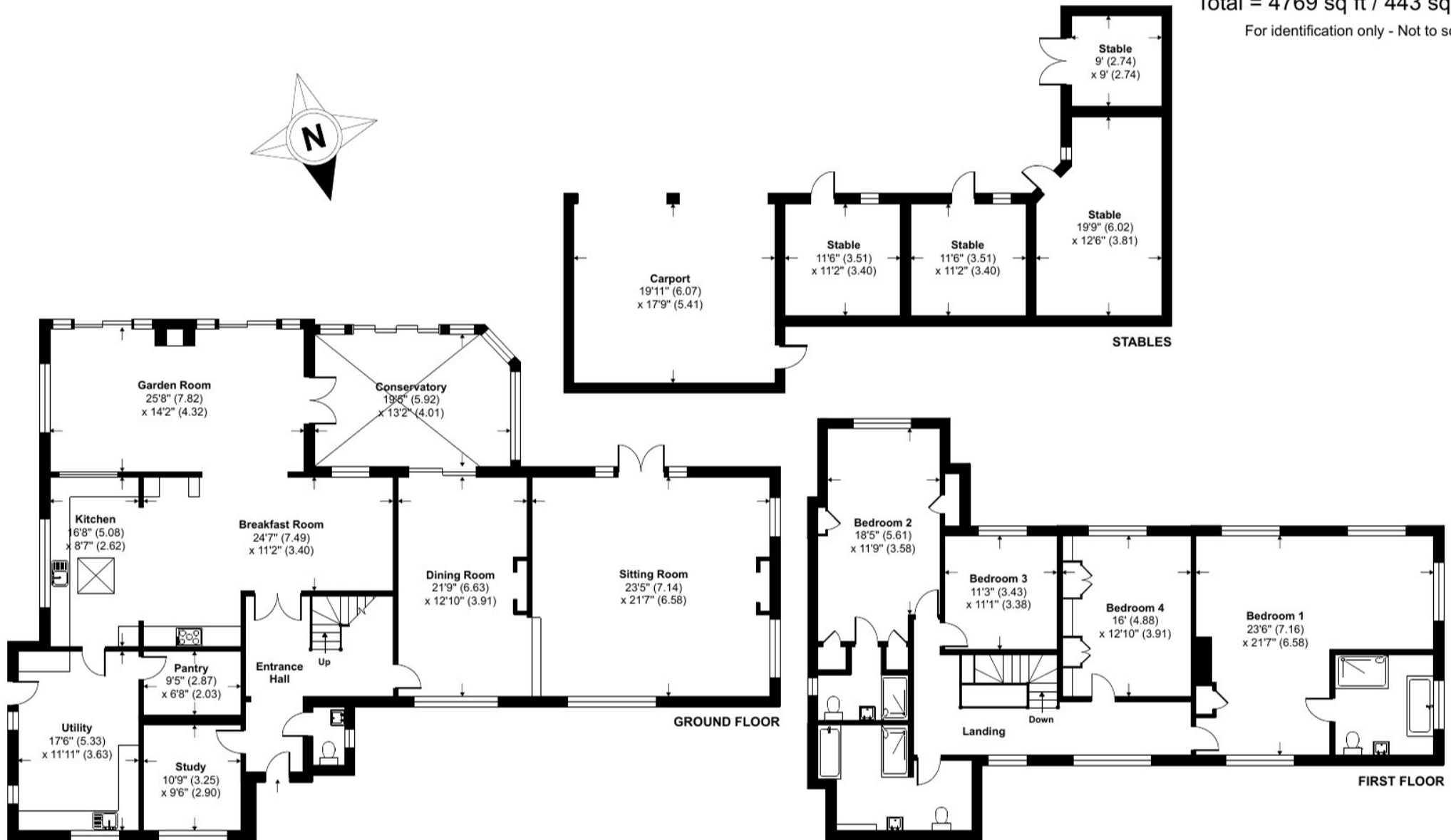


Approximate Area = 4176 sq ft / 388 sq m (excludes carport & void)

Stables = 593 sq ft / 55 sq m

Total = 4769 sq ft / 443 sq m

For identification only - Not to scale





DIRECTIONS

Travelling on the A3052 just east of Sidmouth, take the turning to The Donkey Sanctuary bearing left at the first roundabout. After about 300 yards turn right signposted Stoneleigh and follow this lane for about half a mile where the entrance to Highlands will be found on your right hand side.

[what3words///helpful.deeply.tadpole](https://www.what3words.com/helpful-deeply-tadpole)

SERVICES

Mains electricity and water. Private drainage.
Oil-fired central heating.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

Rating: D.

NOTE

There is a small patch of Japanese Knotweed at the bottom of the grounds which is under a management plan.

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01404 42456

devon@humberts.com

