



Littlecot House

Harpford | Sidmouth | Devon | EX10 0NH

humberts.com





LITTLECOT HOUSE

Harpford | Sidmouth | Devon | EX10 0NH

An outstanding modern country residence and cottage located in the most idyllic setting with exceptional views over your very own 'hidden' valley

Coast at Sidmouth 3.5 miles | Honiton & Waterloo line 10 miles | Exeter 12 miles | M5 access 10 miles
Exeter Airport 8 miles | Paddington express line 13 miles | Bristol Airport 75 miles

- Positioned on the edge of this highly desirable and picturesque village
 - Within 4 miles of the World Heritage Jurassic Coast
- Located in the East Devon National Landscape with stunning walks close at hand
 - Substantial 5-bedroom 1970s house
 - Detached 2-bedroom holiday cottage
- Range of outbuildings including stable block with 4 boxes
 - Detached open garaging and workshop
 - Swimming pool with air source heat pump
 - Formal gardens and grounds
- Two fields divided by a stream at the foot of the valley
- Woodland carpeted in bluebells in the spring months
 - In total circa 9.6 acres

Offers In Excess Of £1,950,000

SITUATION

Littlecot House sits in a commanding, elevated position gaining stunning views over its glorious setting and the picturesque village of Harpford, to the rolling hills beyond. Harpford sits on the banks of the River Otter amongst some of the county's most attractive countryside and lies within the East Devon National Landscape over which there are stunning walks close at hand. These include the magical Harpford Woods and Aylesbeare and Woodbury Common which are a short distance away. Harpford has an active community with a village hall and ancient Church of St Gregory the Great and has easy access to the A3052 which provides excellent links to the Cathedral City of Exeter and Sidmouth which is located on the World Heritage Jurassic Coast approximately three and a half miles away.

Sidmouth is East Devon's premier coastal resort and has a long esplanade with wide pebbled and sand (at low tide) beaches. There are some beautiful walks along this stretch of coastline over the myriad of public footpaths, which include the South West Peninsular Coastal Path which runs along the whole of the Devon coastline. The town itself has many beautiful parks and a shopping centre with a great variety of independent shops and boutiques, as well as the usual multiples. There is also an out of town Waitrose store, cinema, theatre and range of sporting facilities including tennis courts, croquet lawn, indoor swimming pool, golf club and a cricket pitch overlooking the sea.

Sidmouth lies approximately 10 miles from the busy market town of Honiton which has a main line rail link to London (Waterloo). The Cathedral City of Exeter lies approximately 12 miles to the south west and has a comprehensive range of shopping facilities including the Princesshay Shopping Centre, theatres, restaurants & food hall and a renowned university, as well as rail links to Bristol (on the 'express' Paddington line) and Waterloo, and international airport.





LITTLECOT HOUSE

Littlecot House is a superb detached residence which sits proudly on the southerly slopes of the valley gaining exceptional panoramic views over its stunning setting and the village, beyond which stretches a glorious Devon patchwork landscape. The house itself was built in the 1970s and is of traditional construction with rendered elevations under a slated roof. It has been under the same ownership for over thirty years and has been the subject of a significant programme of improvement in more recent years which has resulted the exceptional home of great character and style we find today. The principal rooms take advantage of the glorious outlook and the southerly orientation makes it particularly bright, giving the house a warm and welcoming ambience.

Littlecot House has generously proportioned accommodation and has been finished to a superb standard with great care and attention given to the fittings and overall finish. Worthy of particular mention is the enormous kitchen/family room which is very much the heart of the house and has an extensive range of bespoke units under granite work surfaces, a gas Aga with an electric side panel, as well as a dining area which commands the most breathtaking views. Within this room is also a snug area where there is a contemporary woodburning stove. The sitting room is also worthy of note and this also features a wood burning stove, French doors onto the terrace and double doors giving access into the superb garden room which opens onto the sheltered pool terrace.

To the first floor there is a spacious landing and a stunning principal bedroom which has a triple aspect, a dressing room and a large bath/shower room. Of the four further bedrooms, two have en-suite facilities and there is also a roomy family bathroom.









THE CIDER BARN

Within the grounds and with its own private access, garden and parking is The Cider Barn, a recently constructed detached, single storey holiday cottage. This has a southerly orientation with a decked terrace to the front taking advantage of the spectacular views across the valley. The property has a modern interior and has been designed and fitted with great attention to detail, offering bright rooms with lovely views, underfloor heating, an open plan living room/kitchen and two en-suite bedrooms. The property is currently let through Classic Cottages (Ref: - 4214) and provides an excellent income with superb reviews and a great level of repeat business.

GARDENS & GROUNDS

Undoubtedly, one of the main features at Littlecot House is its exquisite setting which is completely unique, beautifully kept and exceptionally picturesque. It offers the opportunity for those looking for tranquillity and privacy with potential for equestrian or smallholding etc. It owns what could be described as its own valley which runs up to the east of the property and is a great combination of pasture and woodland which is divided by a stream at the foot of the valley.

The property is approached from the lane over a driveway which leads to a large turning area and continues to the rear of the property to an open 2-bay garage with an adjoining workshop. Immediately surrounding the house are formal gardens which are lawned and interspersed with profusely stocked shrub beds. To the south and westerly elevation is a superb paved and balustraded terrace where there is a heated (by an air source heat pump) swimming pool and stunning views over the village to the rolling hills beyond.

A second entrance gives access to The Cider Barn and a small yard adjacent to which is a timber stable block with four boxes. There is also an open fronted tractor shed in one of the paddocks and further to the east is a glorious area of woodland which is carpeted in bluebells in the spring months.



DIRECTIONS

Travelling in an easterly direction (from Exeter), follow the A3052 into the village of Newton Popleford. Proceed through the village and over the bridge, taking a left hand turning at the bottom of Four Elms Hill signposted Harpford. Follow this lane into the village, passing several thatched cottages and take the first turning on the right hand side. The driveway to Littlecot House will be found on the right hand side after about 300 yards on the brow of the hill.
what3words ///looked.data.mole

LOCAL AUTHORITY

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

SERVICES

Mains electricity, water, drainage and gas-fired central heating. Underfloor heating to part of the ground floor. Treatment plant for The Cider Barn with electric underfloor heating.
Air source heat pump for the swimming pool.

ENERGY PERFORMANCE CERTIFICATE

Littlecot House Rating: C.





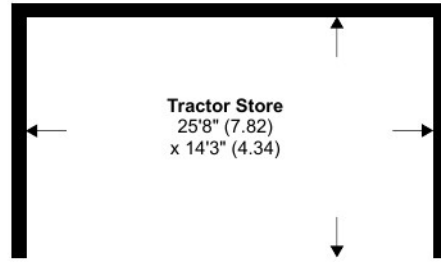
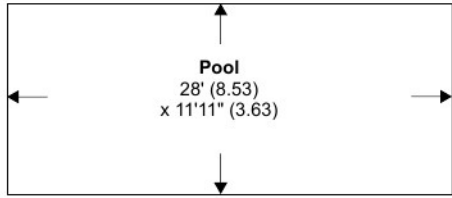
Approximate Area = 3268 sq ft / 303.6 sq m

Garage = 312 sq ft / 28.9 sq m

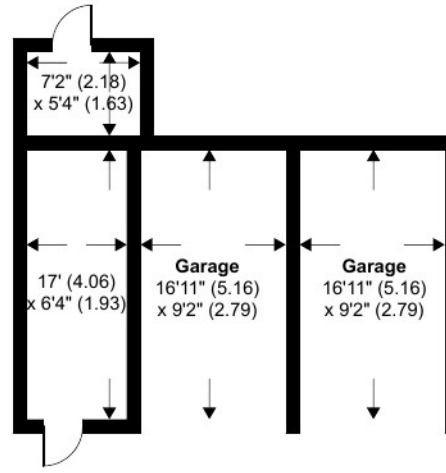
Outbuilding = 1094 sq ft / 101.6 sq m

Total = 4674 sq ft / 434.1 sq m

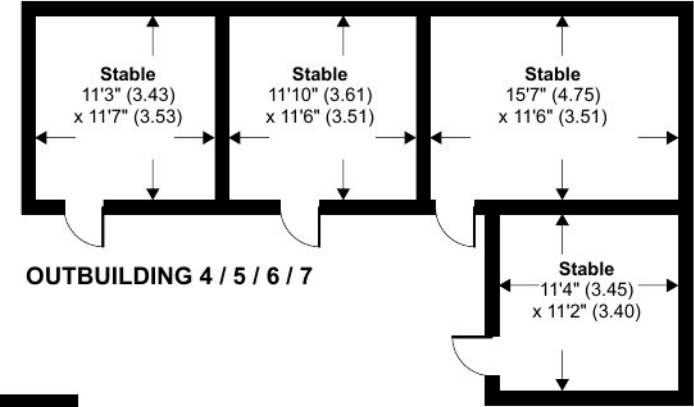
For identification only - Not to scale



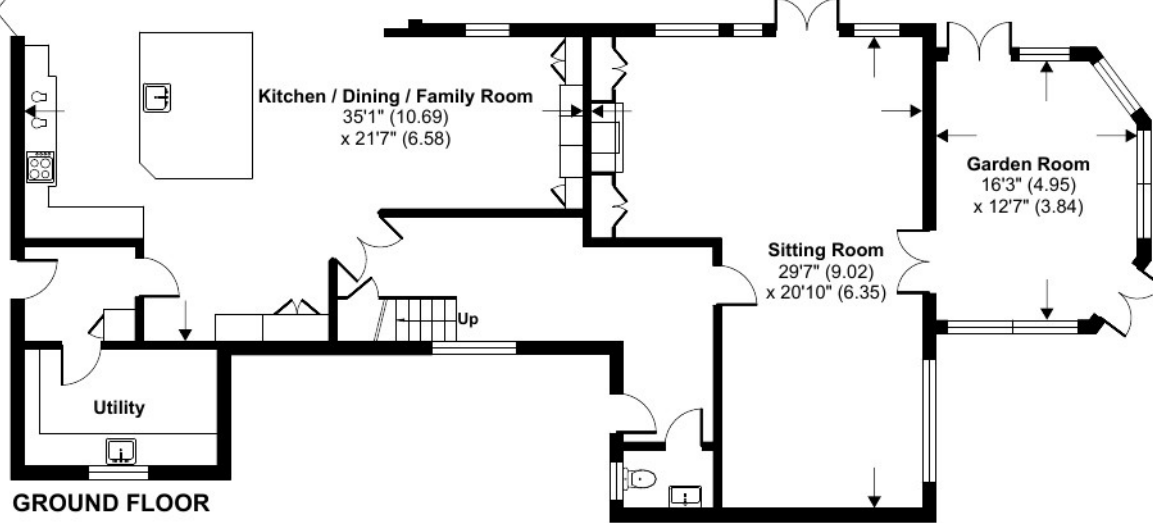
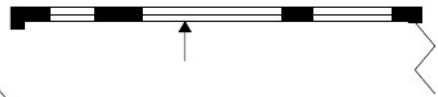
OUTBUILDING 1



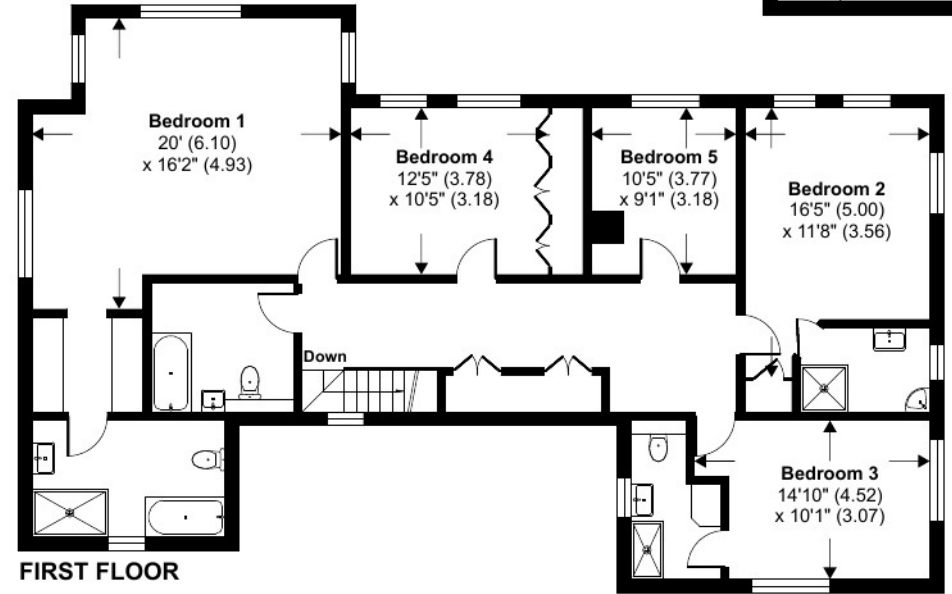
GARAGE 1 / 2 / OUTBUILDING 2 / 3



OUTBUILDING 4 / 5 / 6 / 7



GROUND FLOOR



FIRST FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Humberts. REF: 1118877



01404 42456

devon@humberts.com

Disclaimer: Humberts for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Humberts 2020 | Humberts Devon Ltd | Registered office; Humberts Devon Limited, 44 Queen Street, Honiton, Devon, EX14 1HD. Registered in England - Company Number 12430167.

