



Weston House  
Boughmore Road, Sidmouth, Devon



## A beautifully presented detached family home with magnificent, landscaped gardens, set on a prestigious road in Sidmouth

An immaculate four/five bedroom home, located on the outskirts of the sought-after coastal town of Sidmouth, backing onto beautiful countryside. The property offers over 3,100 sq ft of attractive, elegant accommodation with plenty of natural light throughout, while outside the property enjoys a sizeable plot with beautiful landscaped gardens that are currently showcased as part of the NGS National Garden Scheme (Yellow Book).



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**TWO GARAGES**



**LANDSCAPED GARDENS**



**FREEHOLD**



**COASTAL TOWN**



**3,129 SQ FT**



**OFFERS IN THE REGION OF £1,850,000**



### The property

Weston House lies in one of Sidmouth's most desirable addresses, on the edge of the town but less than a mile from the town centre and seafront. The home offers beautifully presented reception rooms on the ground floor, as well as a welcoming reception hall with tiled flooring, a logburner and a turned staircase leading to the upper level. Both the sitting room and drawing room have dual aspects, with south-facing French doors that open onto the garden allowing for a wealth of natural light. The drawing room also features a logburner. The kitchen and breakfast area features fitted bespoke storage units, sleek granite worktops, a large central island with a breakfast bar, a stainless-steel range cooker and modern integrated appliances. There is space for a large breakfast table with French doors that open onto the outside terrace. Adjoining the kitchen, the utility room has further fitted units, providing storage, plus space for all the necessary appliances. There is also a spacious study with a large bay window that could also be used as a bedroom providing an opportunity for an annexe if required. The ground floor accommodation is completed by two cloakrooms. Upstairs, the spacious landing area leads to four well-presented double bedrooms, all of which are en suite. The

principal bedroom benefits from extensive fitted storage and an en suite bathroom with a bathtub and a separate shower unit. All three additional bedrooms also include built-in wardrobes, with two featuring en suite shower rooms and one with an en suite bathroom.

### Outside

The impressive garden welcomes plenty of sunlight throughout the day, as well as offering views across Sidmouth and the coast from its elevated position. At the front of the property, the driveway provides plenty of parking space for up to 8 vehicles, as well as access to two garages for further parking or storage and workshop space. The terraced garden at the front has well-stocked beds, a gravel seating area and steps leading to the front entrance, which has a partially shaded paved seating area. There is also a greenhouse at the front, plus a well-stocked vegetable garden with raised beds and fruit cages. The garden continues to the side of the house, where there is a sun trap patio area with steps leading down to a peaceful pond, which is a haven for wildlife. At the rear, a further patio area leads via steps to an elevated area of lawn with colourful border beds, various shrubs and hedgerows as well as a wonderful summerhouse surrounded by a wildflower meadow.





## Location

The property is in a sought-after position on the edge of the seaside town of Sidmouth on the stunning Jurassic Coast, with its dramatic cliffs and miles of beaches, as well as access to the beautiful rolling countryside of the East Devon Area of Outstanding Natural Beauty. The town offers plenty of shops, restaurants and cafés, plus excellent leisure facilities, including sailing and golf at Sidmouth Golf Club. The larger town of Exmouth is easily accessible, providing a wealth of shopping, supermarkets and further schooling options. The area is well served by road, with the A3052 connecting to the M5 12 miles to the west. The historic city of Exeter, the regional capital of the South West is just 15 miles away and 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 and cinemas and substantial shopping facilities.

## Distances

- Honiton 9.6 miles
- Exmouth 10 miles
- Honiton Station 10.3 miles
- Exeter Airport 10.5 miles
- Exeter 15 miles
- Lyme Regis 15 miles

## Nearby Schools

- Sidmouth C of E Primary School
- Tipton St. John Primary School
- St. John's School
- The King's School
- The Maynard School
- Exeter School
- Sidmouth College
- Exeter College





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

EX10 8SJ

**what3words:** ///puts.speech.finishing - brings you to the driveway

## General

**Local Authority:** East Devon District Council  
**Services:** Mains electricity, gas, water and drainage. Newly installed pressurised water tank and solar panel energy.  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Council Tax:** Band G  
**EPC Rating:** D  
**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

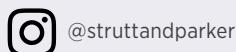
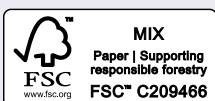
## Exeter

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