



**Harrison-Lavers
& Potbury's**

Fortfield Terrace
Sidmouth

1 Fortfield Terrace, Sidmouth EX10 8NT

£1,150,000 FREEHOLD

This is a unique opportunity for the purchaser of 1 Fortfield Terrace to acquire a substantial piece of Sidmouth's history.

Fortfield Terrace was built between 1790 and 1794 on Manor land by Polish Architect Michael Novosielski. Unfortunately he died part way through the construction of the terrace and it was never completed. The advantage for Sidmouth was that it gained a Croquet, Tennis and Cricket Field at the far end of the terrace. This provides a large open space that gives Fortfield Terrace a panoramic view of the town in one direction over the Croquet Lawn to the sea and to the Cricket Field and High Peak in the other direction. In 1831 Grand Duchess Helena of Russia, Sister-in-Law of the Czar, rented a property in the terrace and this visit is commemorated by a double headed Eagle, the symbol of Imperial Russia, on the central pediment. In 1832 the father of Elizabeth Barrett Browning also rented a property in the terrace. In May 1906 royalty crossed the threshold of Number 1 when The Princess of Wales stayed with Lord and Lady Gwydir who were living here. The terrace, as you would expect, is Grade II* listed to protect it for future generations. The residents have formed 'The Fortfield Terrace Association' and together it looks after the wide terrace in front of the buildings, which is also Grade II listed, so that it retains a unified look.

With the history lesson over, we now move to the present day. The current owners of this property purchased it through this agency in the mid-1990s. It was then in a run down and sadly neglected state. Over the past 20 years they have continuously improved and sympathetically modernised the property, keeping many of the original features yet providing the modern facilities we all expect in a renovated home.

The property provides a tastefully decorated and well-presented spacious five bedroom house, with a separate self-contained three bedroom lower ground floor apartment that the owners have successfully rented out to provide an additional income. It would also be ideal as a granny flat.

The house features attractive bathroom and shower room fittings, and a bespoke kitchen with a Range style cooker and integrated appliances. There are polished limestone flagged floors, deep sash windows - some with internal shutters, character fireplaces and to the rear of the property, a private enclosed garden.

Being at the beginning of the terrace there is space to one side with a large parking area, as well as a garage - a feature that no other property in the terrace enjoys.

Number 1 is conveniently situated within very easy reach of town centre amenities, the Regency Esplanade and within yards of bus services to the surrounding area.

Sidmouth is a popular Regency town with a good range of amenities that include a Hospital, Health Centre, Post Office, Library, Cinema, Theatre, Swimming Pool and a good range of clubs, shops and societies. There are a good range of educational facilities for all ages, including a Sports Hall. The Cathedral City of Exeter is seventeen miles, Honiton with its mainline Railway Station is ten miles, the nearest link with the M5 motorway (Junction 30) is twelve miles and Exeter Airport, with its national and international connections, is approximately eight miles.

DIRECTIONS From the Sidmouth office continue down the High Street and where the High Street divides keep left into Fore Street. Continue to the Esplanade and on reaching the mini-roundabout turn right and continue, passing the Riviera Hotel on the right hand side. On reaching the next mini-roundabout by the Bedford Hotel turn right into Station Road. Continue for approximately 100 yards and Fortfield Terrace will be seen on the left hand side. Number 1 is the first house at this end of the terrace and has a parking area adjoining Station Road.

The accommodation with approximate dimensions comprises:

THE MAIN HOUSE

GROUND FLOOR

Approached over the wide terrace there are a pair of glazed doors to an:

ENTRANCE PORCH With stone flagged floor. Substantial front door with archedtop glazed lights over to an:

ENTRANCE HALL Polished limestone flagged floor. Radiator. Decorative ceiling cornice and rose. Dado rail.

SPACIOUS CLOAKROOM 2.2m x 2.9m (7'3" x 9'6") Polished limestone flagged floor. Decorative ceiling cornice. Inset spotlights. Window. White suite comprising a pedestal hand basin with mixer tap and low level WC. Radiator.

SITTING ROOM 5.2m x 3.4m (17' x 11'3") This is an attractive gracious room with two deep sash windows and internal window shutters. Pleasant outlook over the Croquet Lawns and beyond to the sea in a southerly direction. Decorative ceiling cornice and rose. Attractive fireplace with gas flame fire, chimney alcove and adjoining built in shelved cupboard and display shelf over. Two radiators.

DINING ROOM 3.2m x 4.3m (10'6" x 14'3") Panelled walls to dado rail height. Window with an outlook to the rear and wide hinged window sill with storage space under. Decorative ceiling cornice and rose. Enclosed radiator.

From the entrance hall a short staircase leads down to a:

LOWER LANDING Radiator. Door to the self-contained apartment and an archedtop half glazed door to:

SPACIOUS KITCHEN 3.7m x 5.7m (12' x 18'9") Attractively equipped with Poggenpohl maple floor and wall cabinets, polished granite worksurfaces and splashback. Integral appliances to include a fridge, dishwasher, freezer and washing machine. 'Smeg Range Style' cooker with double oven and six

gas hobs. Cooker hood over. One and a half bowl stainless steel inset sinktop with mixer tap. Worktop illumination. Polished limestone floor. Two windows. Chimney alcove with gas fired 'stove style' fire. Half glazed door to:

BREAKFAST ROOM 3.4m x 2.3m (11'3" x 7'6") Inset spotlights. Lantern roof window. Two windows. Adjoining pair of half glazed doors to the rear garden. Polished limestone flagged floor. Radiator.

From the entrance hall a wide staircase rises to a:

HALF LANDING Radiator. Dado rail. Ceiling cornice. Door to:

BEDROOM SUITE Comprising an:

ENTRANCE LOBBY With coved ceiling and double doors to a wardrobe.

SHOWER ROOM White suite comprising a corner shower cubicle with Mira shower control and rose, pedestal basin and low level WC. Window. Part tiled walls with decorative frieze. Inset spotlights. Radiator.

BEDROOM 3.8m x 3.6m (12'6" x 11'9") Two built in wardrobes with half glazed doors and decorative mouldings over. Decorative fireplace. Two windows with a pleasant outlook. Radiator. Picture rail. Decorative ceiling cornice and rose.

From the half landing a staircase rises to the:

FIRST FLOOR

MAIN LANDING Window with a southerly outlook over the three cornered plot, the town and to the sea. Decorative ceiling cornice and rose. Radiator. Dado rail. Small paned glazed door to:

MASTER BEDROOM SUITE:

LOBBY With dado rail and decorative ceiling cornice and rose. Door to:

MASTER BEDROOM 5.1m x 3.8m (16'9" x 12'6") This is a superb room with two sets of French windows, both with internal shutters, that lead out onto a **COVERED BALCONY** that enjoys fine views over the town, to the sea and across to the Cricket Field and High Peak. Attractive fireplace surround with mantelpiece and marble centre panel and hearth. Fitted gas flame fire. Shelved cupboard to one side of the fireplace and wardrobe to the other. TV point. Dado rail. Decorative ceiling cornice and rose. Pair of original and impressive tall double doors to:

ADJOINING BATHROOM 3.1m x 3.8m (10'3" x 12'6") With a white suite comprising a freestanding slipper bath with claw feet, pillar mixer tap with shower attachment, two pedestal hand basins with mixer tap, matching bidet and low level WC. Part panelled walls with built in cupboard. Vertical towel rail/radiator. Mirror and lights over both basins. Radiator. Window to the rear. Decorative coving. Arch to:

ADJOINING DRESSING ROOM 2.3m x 2.7m (7'6" x 9') Which also has a built in shower with shower control and rose. Fitted wardrobes. Dado rail. Decorative ceiling cornice. Inset spotlights. Radiator. Return door to the lobby.

From the first floor stairs rise to a:

HALF LANDING Window. Dado rail. Radiator.

BEDROOM 3.8m x 4.8m (12'6" x 15'9") Two windows with a pleasant outlook. Decorative fireplace with mantelpiece over. Dado rail. Radiator.

BATHROOM 2.3m x 2.1m (7'6" x 6'9") White suite comprising a roll top bath with central mixer tap and shower attachment, pedestal basin with mixer tap and WC low level suite. Radiator. Access to the roof space. Part panelled walls to dado rail. Oak stripped floor.

Stairs rise from the half landing to the:

SECOND FLOOR

LOBBY AREA Door to spacious walk in airing cupboard with large insulated cylinder, fitted rail. Archtop window. Wall mounted gas boiler for hot water and central heating. Central heating programmer.

BEDROOM 5.3m x 4.3m (17'6" x 14'3") Two windows with panoramic views to Salcombe Hill in an easterly direction and around over the town to the sea and to High Peak in a westerly direction. Decorative ceiling cornice. Built in cupboard and built in wardrobe. Radiator.

BEDROOM 3.9m x 3.6m (12'9" x 11'9") Two windows with an outlook to the rear and surrounding hills. Decorative ceiling cornice. BT point. Radiator.

SHOWER ROOM Large shower cubicle with shower control and rose. Hand basin with drawers under. Low level WC. Chrome 'ladder style' radiator. Tiled floor.

OUTSIDE AND GARDEN At the front of the property there is the area of level terrace that overlooks the road and then the Croquet Lawns in a southerly direction. This area also runs around to the end of the building, adjoining Station Road, where there is **PRIVATE PARKING FOR A NUMBER OF CARS** and gives access to a **DETACHED GARAGE** 6.0m x 3.4m (19'9" x 11'3") with an electric light, power point and two personal doors. An enclosed private courtyard garden with a patio, ornamental shrubs and a path to the rear of the garage giving access to a walled gravelled area with a pedestrian gate into the drive of Sanditon. We are advised that the house and its apartment benefit from two parking permits for Fortfield Terrace.

ST DAVIDS - (THE LOWER GROUND FLOOR SELF CONTAINED THREE BEDROOM APARTMENT)

Substantial front door from the side terrace into this flat.

ENTRANCE LOBBY Steps down to a:

HALL Cupboard containing space and plumbing for washing machine. Electric light. Door to:

KITCHEN/BREAKFAST ROOM 3.2m x 3.4m (11'6" x 11'3")

Attractive range of floor and wall cabinets, colour co-ordinated worksurfaces and tiled splashback. Inset spotlights. Gas fired boiler for hot water and central heating. Stainless steel sink top with mixer tap. Built under oven with four ring gas hob and cooker hood over.

INNER HALL Radiator. Inset spotlights. Built in cupboard.

SITTING ROOM 5.0m x 4.3m (16'6" x 14'3") Radiator. Chimney alcove with tiled hearth and light over. Adjoining side shelves. TV point. Range of fitted cupboards along one wall.

BEDROOM 4.7m x 1.9m + additional area 1.5m x 1.4m (15'6" x 6'3" + 4'9" x 4'3") Curved ceiling. Radiator. Doors to the hall and sitting room. (No window). Additional area with a door to a:

LOBBY With door to the courtyard and that also gives access to an **OPEN FRONTED CELLAR**. Also off this lobby there is a:

SECOND BEDROOM 3.8m x 2.3m (12'6" x 7'6") Radiator. Wall light. Curved ceiling. (No window).

BEDROOM THREE 2.6m x 3.3m (8'6" x 10'9") Radiator. Glazed door to the courtyard.

SHOWER ROOM With corner shower cubicle, pedestal hand basin and WC low level suite. Half tiled walls. Light/mirror over the basin. Extractor fan.

OUTSIDE To the rear of the property, adjoining the third bedroom and kitchen, there is a small courtyard area with steps up to the main rear garden.

OUTGOINGS We are advised by East Devon District Council that the council tax band for the house is band G and the tax band for the apartment is band C.

POSSESSION Vacant possession on completion, subject to a shorthold tenancy rental agreement of six months on the apartment.

REF: DHS00850

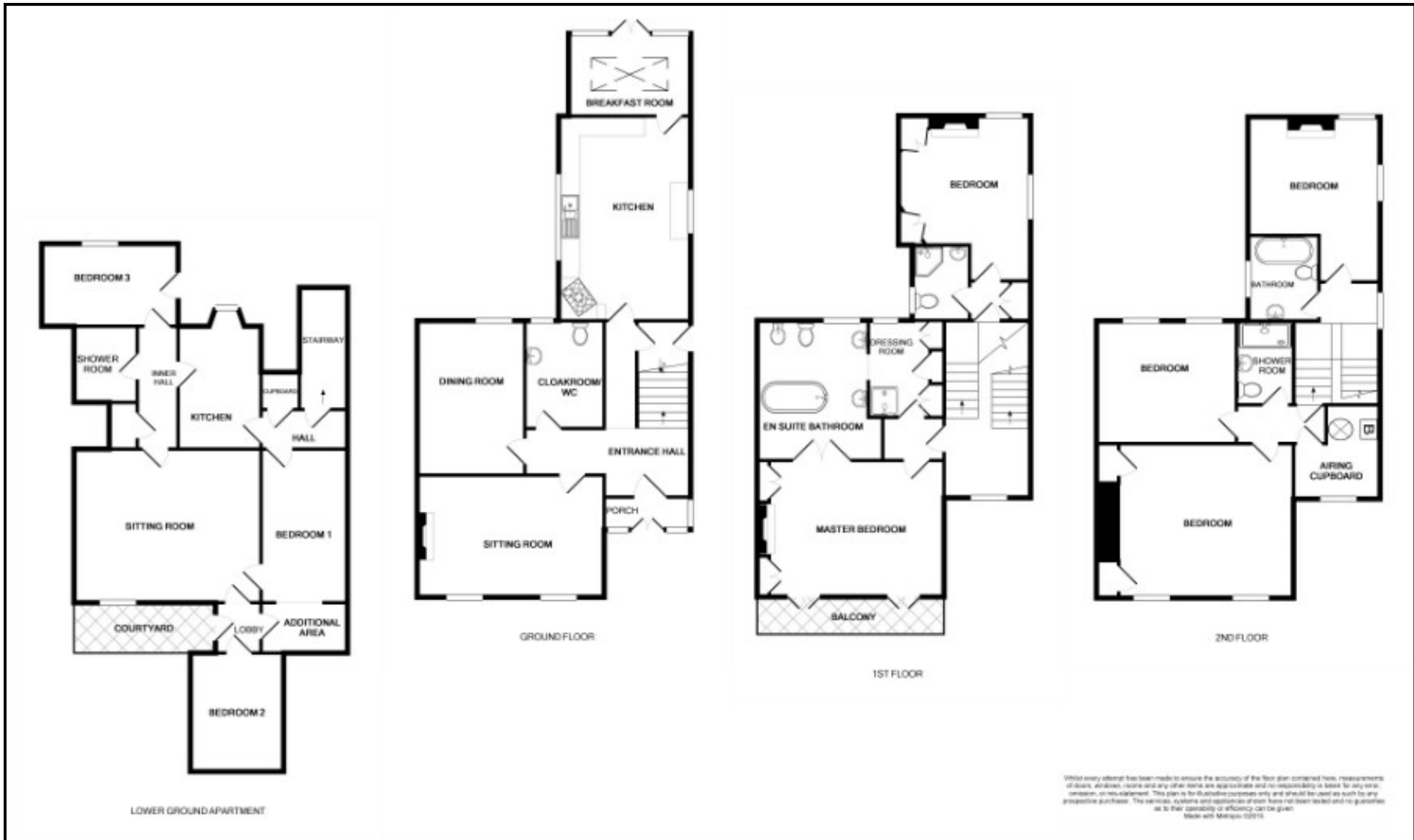
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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