



**Bellevue House** Balfours, Sidmouth, Devon

## Bellevue House

Balfours, Sidmouth,  
Devon EX10 9EF

An architecturally designed  
contemporary four bedroom  
house with far reaching views  
of the East Devon countryside

Honiton 9 miles, Exeter 14 miles,  
Lyme Regis 15 miles

Entrance hall | Two double bedrooms, both  
with dressing areas and ensuite | Two further  
double bedrooms | Family bathroom | Open plan  
kitchen/dining/sitting room | Utility | Cloakroom

Private driveway | Double garage | Private  
gardens | Terrace

**Approximately 1/3 acre in total**

### Location

Bellevue House is situated in a highly sought-after area in Sidmouth. Sidmouth remained a small village until the fashion for coastal resorts grew in the Georgian and Victorian periods when many fine Georgian and Regency villas were built, establishing the Esplanade as a fashionable promenade. Today, the town centre is vibrant, with numerous independent shops, churches, schools, a Post Office, health centre, cottage hospital, library, theatre and an Art Deco cinema. Sidmouth has four supermarkets, including a large Waitrose. The town has also won several coveted 'Britain in Bloom' nominations.

The town is within the East Devon Area of Outstanding Natural Beauty and is on the Jurassic Coast, a World Heritage Site. The South West Coastal Footpath runs along the cliffs, whose red-coloured rocks are a distinctive feature of the East Devon coastline. The market town of Honiton is about nine miles from Sidmouth and offers a wide range of facilities and a railway connection to London

(Waterloo) and to Exeter.

Exeter, approximately 14 miles away is the most thriving city in the South West and offers a wide choice of cultural activities with theatre, a museum, arts centre and a wealth of good shopping, including John Lewis and a Waitrose, and restaurants. Many primary and secondary schools can be found in Exeter including Exeter School and The Maynard, whilst Exeter University is recognised as one of the best in the country. Furthermore, Exeter International Airport provides a rapidly increasing number of domestic and international destinations including 3 flights a day to London.

The delightful coastal town of Lyme Regis, also on the Jurassic coastline, offers a number of excellent restaurants and interesting shops. There are also a variety of hotels, museums, art galleries, an Art Deco cinema and a theatre in the town, as well as banks, a Post Office, health centre and library.







### **The property**

The entrance to the property is accessed via a small bridge over a raised walkway which leads to the first floor. The attractive tiled entrance hall is light and spacious, with a skylight above and a glass wall to the side of the staircase providing outstanding views of the gardens and the hills in the distance. The master bedroom to the left of the hallway has a dressing area and an ensuite bathroom, and features sliding double doors to a glass Juliet balcony overlooking the garden with views of the surrounding countryside. There are three further double bedrooms on the first floor, one of which has an ensuite bathroom, dressing area and a bay window with further views. The family bathroom is furnished to a high specification with a free standing clear water natural stone deep luxury bath and a floor mounted bath filler mixer tap. Throughout the first floor, and all of the property, large windows provide a great deal of natural light within.

The ground floor is accessed via a floating contemporary staircase with stainless steel handrails, which lead to the open plan kitchen and sitting room. The minimalist contemporary IN-TOTO kitchen is a great focal point for the house with integrated appliances and German engineered high quality gloss furniture. The entire ground floor benefits from underfloor heating and is tiled with identical large format ceramic tiles to the first floor, except for the main sitting room which has been left untiled so that the new owner can choose flooring according to their own specification. To the right of the staircase is a snug with glass doors providing access to the garden. Also on the ground floor are a good size utility room and a cloakroom with WC.



## Specification

### Exterior Finishes:

Electric sliding security gate with intercom system from Exeter Garage Doors & Gates

Alarm system from Tamar Security

4 KW 16 panel solar PVC panels on roof from award winning Sungift Solar Exeter

Aluminium windows from The Green Window Company based in Exmouth

Blue pennant stone extracted from the Gwrhrd stone quarry in Wales

Parex render system covered by an insurance back Guarantee

LABC 10 year warranty

Clean contemporary lines with no visible gutters and downpipes

Powder coated roof fascia no maintenance finished in RAL 7016 grey to match aluminium windows

Master bedroom with sliding door and glass Juliet balcony

Large double garage with electrically operated remote controlled fully insulated door with draught seal

Level landscaped garden & patio area including outside dining area, 18 external lights with PIR detectors with outside tap and power point

### Interior Finishes

Large highly insulated contemporary entrance doors with large stainless steel pull handle and ironmongery

Tiled entrance with 600 x 600 large format ceramic tiles with lappato finish

Full gas central heating with under floor heating to ground floor and thermostatic radiators to first floor

Highly efficient gas system boiler

Contemporary Gazco remote control studio gas fire in the sitting room

High spec lighting package with LED low energy lighting and wall wash uplighters

Fitted wardrobes to bedrooms are optional at extra cost

Quality oak flushed finish internal doors

Modern high quality door furniture with contemporary door handles

Sleek contemporary pencil round skirting and architraves

Extensive TV and telephone network points, TV aerial and dish included

Mains/smoke detectors with infrared sensors

Stunning floating oak tread contemporary staircase with stainless steel handrails and glass balustrade enclosed by stone walls and high lighted with wall wash uplighters

### Kitchen

Minimalist contemporary IN-TOTO kitchen German engineered handleless high quality gloss furniture

Backed by a 5 year transferable guarantee

Grigio grey Quartz sleek high quality shark nose worktops

Quokker instant boiling hot water tap with hot and cold supply

Induction Hob for quick effective controllable cooking

Built in ceiling extractor hood used by remote control

One bank of Siemens appliances including oven, steam oven, microwave and coffee machine with two built in warming drawers

Large Center Island including four 120cm pan drawers

Built in full height freezer and fridge

## Bathrooms/Ensuites

VITRA bathroom suites

Stunning contemporary free standing clear water natural stone deep luxury bath

Sleek High quality mono block basin mixer tap

Floor mounted bath filler mixer tap with independent hair wash shower fitting

Luxury low rise walk in shower enclosures with glass screen

All ensuite and bathrooms fitted with contemporary under basin vanity storage cabinet

Bathroom and ensuite are fully tiled with large format contemporary tiles

Electric shaver point to each bathroom with supply for illuminated mirror or cabinet (available at extra costs)

Luxury heated towel rails in both main bathroom and ensuite operated from the gas boiler (not electrical)

Cloakroom and WC fitted with contemporary suite and tiled splash back

## Outside

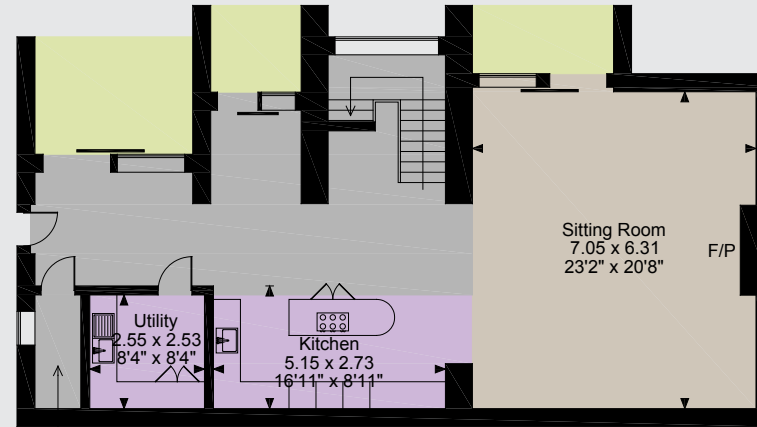
The house is approached via a shared private drive from Balfours and the property is accessed via an electric sliding security gate with intercom system. The double garage is to the side of the main house. The generously-sized, secluded garden is towards the rear of the property. The garden is mainly laid to lawn, is on level ground and has marvellous views of the countryside around Sidmouth. There is also a patio area which is perfect for entertaining and outside dining.



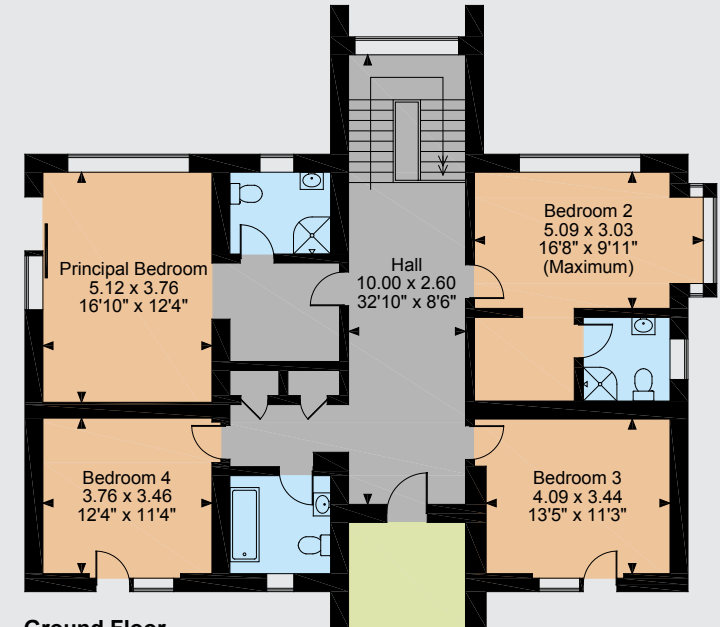
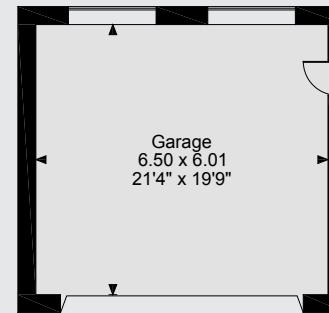




**Floorplans**  
**Main House internal area 2,535 sq ft (236 sq m)**  
**Garage internal area 420 sq ft (39 sq m)**  
 For identification purposes only.



Boiler Room  
**Lower Ground Floor**



**Ground Floor**

**General**

**Services:** Mains water, gas, electricity and drainage.

**Local Authority:** East Devon District Council, Council Offices, The Knowle, Sidmouth, Devon EX10 8HY. Tel: 01395 516551

**EPC:** To be confirmed.

**Directions**

From Exeter and Junction 30 of the M5 motorway, take the A3052 following signs for Sidmouth. Continue for about 9 miles, past the Bowd Inn, and then turn right before Sidmouth Garden Centre onto Woolbrook Road. Continue down Woolbrook Road, and turn right just before the Saint Francis of Assisi Church onto Bennetts Hill. Take the first left onto Balfours and the private drive can be found on the right hand side signposted 'Woolbrooke Reservoir'.

**Exeter**

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