

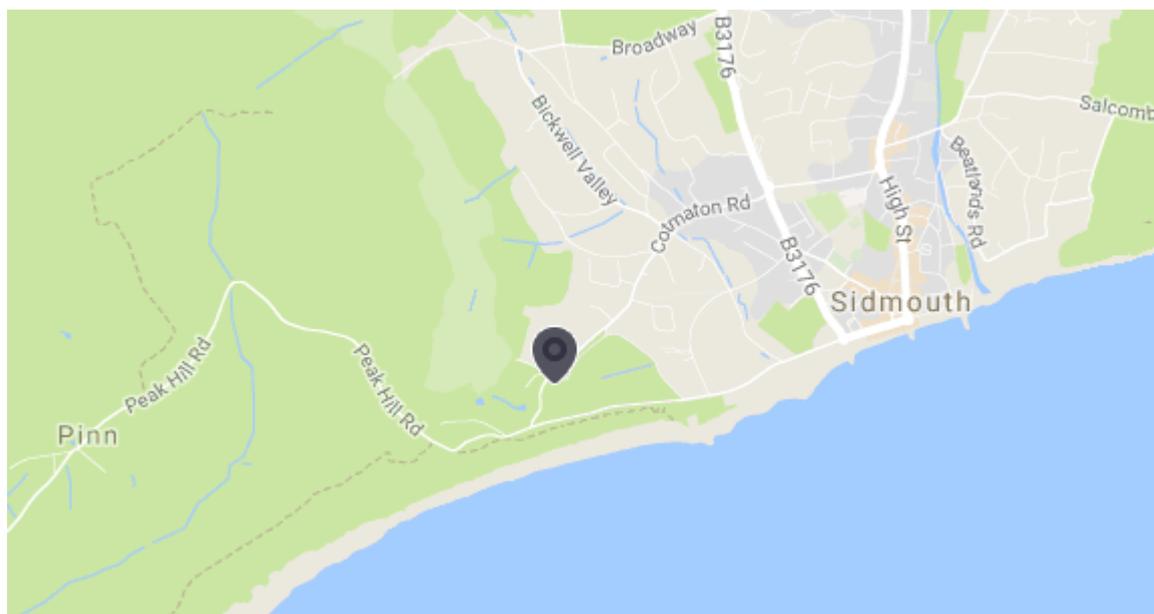
Peak house today

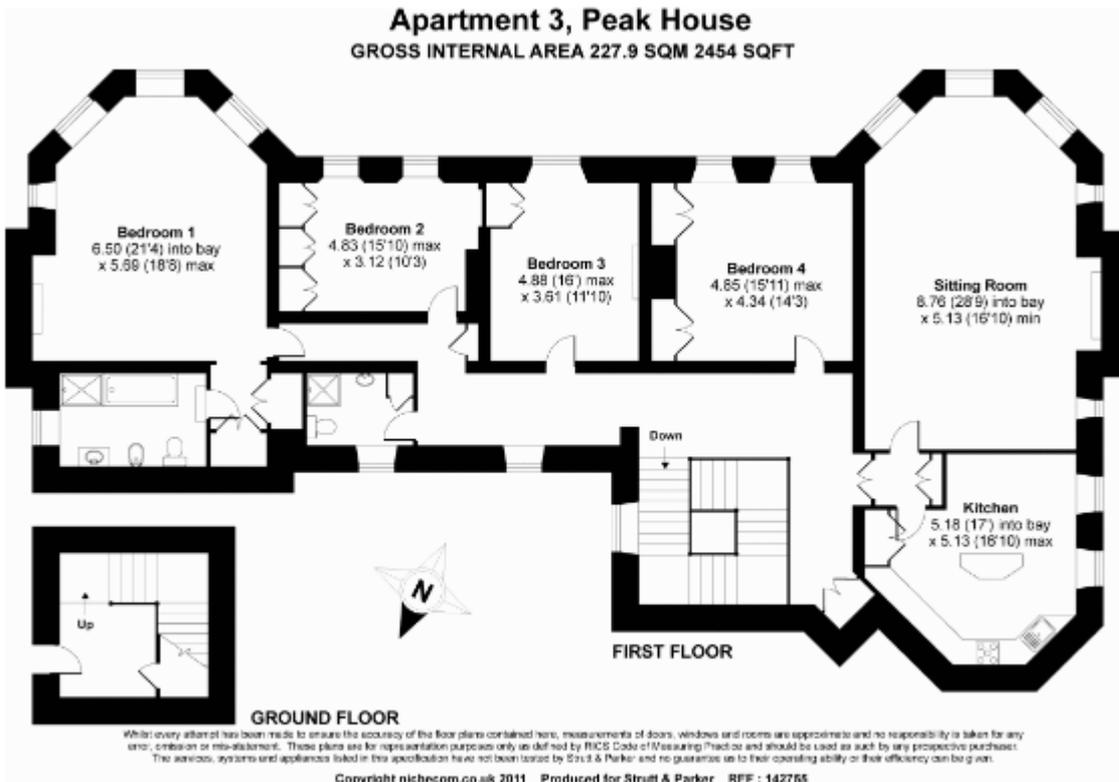
In September 2017 the following advertisement appeared:

▼  
**4 bedroom flat for sale**

Peak House Estate, Cotmaton Road, Sidmouth, Devon

Under Offer  
**£750,000**





## Full description

**Tenure:** Leasehold

Entrance vestibule, original easy rising staircase, drawing room, kitchen/dining area  
Master bedroom/sitting room with en suite bathroom, 3 further bedrooms, shower room  
Commanding uninterrupted southerly views over Lyme Bay from all of the principal rooms  
Private area of garden and extensive area of communal garden with a hard surface tennis court  
Single garage and ample parking space  
In all about 7 acres

## Historical note

Peak House, which is Grade II Listed, was built in about 1796 for Emmanuel Lousada, High Sheriff of Devon in 1842. However, the house as it now stands was rebuilt in 1904 for Sir Thomas Dewey, who was President of the Prudential Assurance. Dewey commissioned his English architect, Evelyn Hellicar. The house as it stands was sympathetically converted into four apartments in 1981, with many of the original period features being retained, including the private use by Apartment 3 of the original staircase to the mansion house. The apartment is exceptionally well-presented and offers spacious and light accommodation with high ceilings and large Georgian sash windows, all of which enjoy glorious sea views.

The house is approached over a long private drive, via the entrance porch into an entrance vestibule with an easy rising staircase to the first floor. There is a wide landing which leads to the drawing room which has large windows with magnificent southerly views over the private grounds and out to sea. The fireplace in the drawing room is of particular note, being of white Carrera marble with Ionian columns. Along the landing is a kitchen/dining area which can seat 8 people with a range of hand-made bespoke units under granite worktops with two built in ovens. There is a gas 5-ring hob, fridge/freezer and built-in dishwasher.

There are four bedrooms, all of which have large sash windows on the southerly aspect, enabling the occupants to take the best advantage of the sea views. The master bedroom, with its large bay windows enjoys stunning views over the Bay. These larger windows fill the room with light, which is why the current owners use this room as a studio. This room has an original fireplace with a marble mantle and a large well equipped en suite bathroom and built in storage units. Out of the three remaining bedrooms, two have original fireplaces and have fitted wardrobes. These bedrooms are served by a family shower room which is accessed from the main landing.

There is a single garage with ample parking in front of the garage and to the side of the main drive. The property benefits from an area of private garden, on a separate lease, which is shown coloured purple on the plan within this brochure. Peak House also has the benefit of a communal garden, mainly laid to lawn, with steps from the grounds leading to the Sidmouth Golf Club. There is also a path within the grounds of Peak House, which provides a shortcut to the beach below. The use of the hard surface tennis court is also made available to the owners of the apartments at the discretion of the freehold owner who lives at Peak House. There is an adjoining field, currently let on a 999 years agricultural lease and is used to keep livestock and for hay production.









<http://www.rightmove.co.uk/property-for-sale/property-34349459.html>