

# Plantation Terrace, **Dawlish**, EX7 9DR



Substantial Grade II listed house offering spacious accommodation with period features arranged over three floors plus a substantial annex. Great location close to town centre, beach and railway station.

6 Bedrooms, 4 Bathrooms, Living Room, Kitchen/Dining Room, Scullery, Utility. Annex: 2 Double Bedrooms, Shower Room, Living/Dining Room, Kitchen. Basement, Garage, Sunny Garden, Ample Parking.

Tenure: Freehold. Council Tax Band: B & E EPC: C

Guide Price £800,000 - £825,000

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### Location

Walton House enjoys a quiet, tucked away position conveniently situated for the town centre, sandy beach and mainline railway station. Dawlish is popular seaside town just 12 miles from Exeter and offers all essential services including primary and secondary schools, hospital, a range of independent shops, cafes and pubs as well as a Sainsbury's. It provides a fabulous location for a range of activities for all ages with picturesque coastal walks, sandy beaches, links golf course, sailing and fishing opportunities, leisure centre, gyms, bowls clubs and cycle path alongside the Exe Estuary to Exeter passing well regarded pubs along the way.

The area is well connected with the A38, A30 and M5 motorway giving access across the South West region and beyond. The mainline railway station in Dawlish provides fast and easy access to Exeter and to London's Paddington and Waterloo stations. Exeter airport provides a number of connections to national and international destinations.

### Accommodation

It is believed that Walton House, a Grade II listed building, was built around 1812 for a sea captain and from the mid 1980's it run as Bed and Breakfast for about 20 years. The annex is a more recent construction replacing a previous annex and has the benefit of its own independent gas central heating system and its own council tax banding. The current owner has maintained and improved the property during their ownership ensuring as many period features as possible remain. It is evident in many rooms, especially in the living rooms with large sash windows with shutters, picture rails and cornice work to ceilings.

On arrival the charm of the property greets you with a beautiful solid wood front door welcoming visitors in to the

reception hall which boast many of the period features. The bright triple aspect sitting room is a comfortable relaxing room with log burner and separate snug area while the kitchen/dining room is the heart of the home with an impressive fireplace and recently fitted bespoke kitchen complete with Belfast sink. There is a useful scullery fitted with matching units and a separate utility area.

On the first floor are 4 double bedrooms with the beautiful main bedroom having full height windows, feature fireplace, a dressing area and 'Jack and Jill' bathroom fitted with a four piece suite. The second bedroom also has the full height window and an en suite shower room. The two remaining rooms can be linked with a bathroom between them and one of the rooms having a staircase to the utility on the ground floor.

There are two further double bedrooms on the second floor with sloping ceilings and exposed timbers, one has an ensuite shower room and it is understood it is possible to fit an en suite to the other bedroom.

Located beneath the main house are two cellars, one which is currently used as a games room with bar creating a great party area and has the benefit of radiators connected the central heating in the main house. The second cellar is smaller and retains the old cobbled floor and slate shelves.

### The Annex

It is believed this part of the house was rebuilt around 2007 so has a more modern feel and is connected to the main house via a cloakroom but could easily be separated.

It offers substantial and spacious open plan living with a feature fireplace and French doors opening onto the garden. The kitchen is fitted with a comprehensive range





of units and on the first floor are two double, connecting bedrooms with the larger having access to a balcony overlooking the garden with the second bedroom having an en suite shower room.

#### Outside

To the front of the property is an enclosed area garden laid to lawn with shrub borders, patio and decked seating areas. The enclosed rear enjoys a sunny aspect and is laid mainly to lawn with raised beds.

#### Parking

To the front and side of the property is ample parking for numerous vehicles and there is a garage with useful store room to the rear.

### Measurements

#### Ground Floor

Sitting Room 26'9" x 12'4" (8.15m x 3.76m)

Kitchen/Dining Room 26'9" x 11'3" (8.15m x 3.43m)

Scullery 13'4" x 9'5" (4.06m x 2.87m)

#### First Floor

Bedroom 1 19'3" x 11'6" (5.87m x 3.51m)

Dressing Room 12'10" x 5'3" (3.91m x 1.60m)

Bedroom 2 17'2" x 12'10" (5.23m x 3.91m)

Bedroom 3 17'3" x 12'2" (5.26m x 3.71m)

Bedroom 4 12'0" x 9'7" (3.66m x 2.92m)

#### Second Floor

Bedroom 5 14'9" x 11'9" (4.50m x 3.58m)

Bedroom 6 14'9" x 10'9" (4.50m x 3.28m)

#### Annex

Sitting/Dining Room/Kitchen  
34'3" x 19'3" (10.44m x 5.87m) maximum

#### First Floor

Bedroom 1 20'8" x 12'10" (6.30m x 3.91m)

Bedroom 2 14'6" x 10'10" (4.42m x 3.30m)

#### Outside

Cellar 1 26'3" x 16'0" (8.00m x 4.88m)

Garage 17'3" x 9'2" (5.26m x 2.79m)





**TOTAL FLOOR AREA : 410.7 sq.m. (4420 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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