



Far reaching views of the Exe Estuary can be enjoyed from this fabulous detached property benefitting from a tucked away position in a highly desirable area with excellent transport links. Well presented and flexible accommodation to suit a variety of needs including stunning main bedroom, open plan kitchen/living room and separate sitting room. Attractive, established garden, garage and parking for several vehicles.

Tenure; Freehold. Council Tax Band: F. EPC: C

£775,000

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## Location

The property benefits from a quiet and tucked away position, adjacent to the Countryside Park, on the edge of Cockwood which is a highly regarded village on the Exe Estuary. It is located on the South West Coast Path and offers a renowned harbourside pub and highly rated primary school. It is just two miles from the sandy beach, links golf course and nature reserve at Dawlish Warren. The neighbouring village of Starcross offers a range of facilities including primary and pre schools, doctor's surgery, general store, chemist, church and pubs as well as regular bus and main line rail services to Exeter, Newton Abbot and beyond. In addition a season ferry runs to the seaside town of Exmouth.

Powderham Castle is also close by and offers a range of events throughout the year, along with a garden centre, farm shop and restaurant.

Exeter can also be reached via the National Cycle Network, with a picturesque route running alongside the estuary and canal, passing a number of welcoming pubs and cafés along the way. Nearby, Cofton Holiday Park offers a range of leisure facilities including a gym, swimming pool and fitness classes. The town of Dawlish, approximately three miles away, provides a good range of independent shops, cafés and pubs, as well as a Sainsbury's supermarket, primary and secondary schools, and a variety of clubs and community groups catering for all ages.

## Accommodation

In recent years, the current owners have undertaken extensive renovations, thoughtfully enhancing the property while preserving its original character. The result combines modern design elements alongside traditional features such as exposed wooden floorboards and architraves, creating a comfortable and welcoming home. The design has been driven by a desire to maximise the views at every opportunity so they can be enjoyed whether relaxing in a comfy chair, eating at the dining table or even lying in bed.

The accommodation is entered via a welcoming entrance hall which leads through to a comfortable triple-aspect sitting room. This delightful space enjoys direct access to the garden and is centred around a wood-burning stove, creating a warm and inviting focal point. Extending across the rear of the property is an impressive kitchen/dining room, forming the true heart of the home. This wonderfully sociable space enjoys a lovely outlook over the garden to the estuary and beyond, with doors opening directly onto the garden terrace, creating a seamless connection between indoor and outdoor living. The kitchen is thoughtfully designed with a central island, extensive storage and a range of integrated appliances, making it equally suited to everyday family life and entertaining.

The ground floor also provides a spacious study, which could equally serve as a comfortable double





bedroom, together with a further single bedroom, utility room, contemporary shower room and an additional bathroom.

On the first floor are two generous double bedrooms. The superb principal bedroom is a particularly striking space, featuring a vaulted ceiling and dramatic full-height glazing to the gable end, perfectly framing the fabulous estuary views. Double doors open onto a Juliette balcony, allowing the outlook to be fully appreciated, while the room is further complemented by an en-suite with WC and basin. The guest bedroom also benefits from an en-suite shower room and an adjoining room, currently arranged with two single beds, which could alternatively be used as a dressing room or walk-in wardrobe.

Additional storage is provided by several well-proportioned areas within the eaves, offering practical and easily accessible space.

### **Outside**

The property is set within a beautifully secluded and enclosed rear garden, predominantly laid to lawn

and bordered by well-stocked flower and shrub beds which provide colour and seasonal interest throughout the year. A superb wraparound timber deck creates an ideal space for outdoor dining and entertaining, perfectly positioned to enjoy the far-reaching estuary views. Tucked away within the garden is a secluded hot tub, offering a peaceful setting for relaxation. The gardens are complemented by a number of useful timber sheds and outbuildings providing excellent storage. To the side of the property is a further outbuilding, while to the front there is a detached garage with an adjoining workshop, power and lighting, together with useful eaves storage. On the southern side of the property there is an additional garden area with log storage and a further shed, which also benefits from driveway access.

### **Parking**

There is a single garage with electric door, power and light and an adjoining workshop. The drive provides ample room for numerous vehicle and the ideal space for a boat or trailer.



# Cofton Hill, Cockwood, Exeter, EX6

Approximate Area = 2143 sq ft / 199 sq m (includes garage)

Limited Use Area(s) = 655 sq ft / 60.8 sq m

Total = 2798 sq ft / 259.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ricshcom 2024. Produced for Hunters. REF: 1076958



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