



## Exe View

48 Cofton Hill, Cockwood, Exeter, Devon, EX6 8RB

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A beautifully presented 4 bedroom detached home in a wonderful elevated location with Exe Estuary views, flexible Accommodation, neat gardens and a garage

- Entrance porch and hallway
- Spacious triple aspect sitting room with a wood burner
- Well-proportioned modern kitchen/dining room and a good-sized utility room
- Large study/reception room
- Ground-floor bedroom, bathroom and a shower room
- Three first-floor bedrooms, two en-suites
- Superb vaulted principal bedroom suite with Estuary views
- Neat enclosed gardens with Estuary views
- Detached garage and workshop
- Wonderful village location

Guide Price £775,000

### SITUATION

Exe View is set back off a quiet road which provides a peaceful and secluded feel, whilst remaining a short walk from the harbourside village centre. It is approached over a private driveway which leads to a parking area accommodating 5/6 vehicles and/or a boat. From the parking area there is immediate access to the single garage and workshop. The small village of Cockwood lies on the mouth of the River Exe, across from the large coastal town of Exmouth (with a local ferry link) and nine miles south of Exeter. The village has its own harbour, making it an ideal spot for boating enthusiasts, and also offers two local pubs and a primary school, while the neighbouring larger village of Starcross has a local store a pharmacy, a doctor's surgery and a primary school. Exeter is within easy reach, and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good restaurants and shopping including a John Lewis, Waitrose, Sainsburys supermarket. Powderham Castle is also close-by with many events as well as Farm shop, Garden centre and restaurant.







Communication links are excellent. The M5 provides links to the A38 to Plymouth, or the A30 to Cornwall to the South, and Bristol and London to the north and east. Main line stations at Starcross and Dawlish as well as good bus services Regular rail services run from Exeter St. Davids to London Paddington, taking just over two hours. Exeter International Airport provides flights to a range of domestic and European destinations.

## THE PROPERTY

Exe View is a superb 1960's detached property with stunning views across the Exe Estuary and out to sea. Located in the sought after village of Cockwood, just nine miles from Exeter, the current owner has extensively refurbished and extended the property to create a spectacular family home. The property has extremely flexible accommodation arranged over two floors and benefits from high quality fixtures and fittings throughout, welcoming plenty of natural light and views via extensive glazing. The gas centrally heated accommodation has a good-sized entrance hall which leads to the well-proportioned triple aspect sitting room with a wood burner and access to the hot tub and log storage area. To the rear is a superb kitchen/dining room which has a central island, plenty of storage and integrated appliances. Also on the ground-floor is a study, bedroom, a utility room, a modern shower room and a bathroom. On the first floor are 2 double bedrooms, the principal bedroom having stunning views over the Estuary, double doors with Juliette balcony and en-suite with WC and basin. The guest bedroom with en-suite shower room also has an adjoining room currently being used as a room with 2 single beds but could be made into a walk-in wardrobe. There are also several good-sized storage areas with easy access under the eaves.

## GARDENS

The secluded and enclosed rear garden is laid to lawn with fully stocked flower and shrub beds that provide year-round colour and interest. A wonderful wrap around timber deck area that provides a perfect place to sit out in during fine weather and enjoy the Estuary views. Also included is a secluded hot tub, parking. Cont....













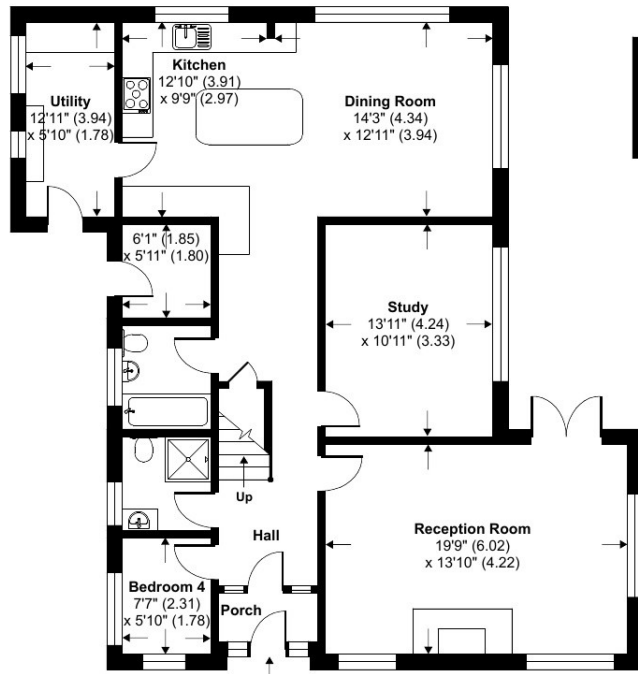
# Cotton Hill, Cockwood, Exeter, EX6

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

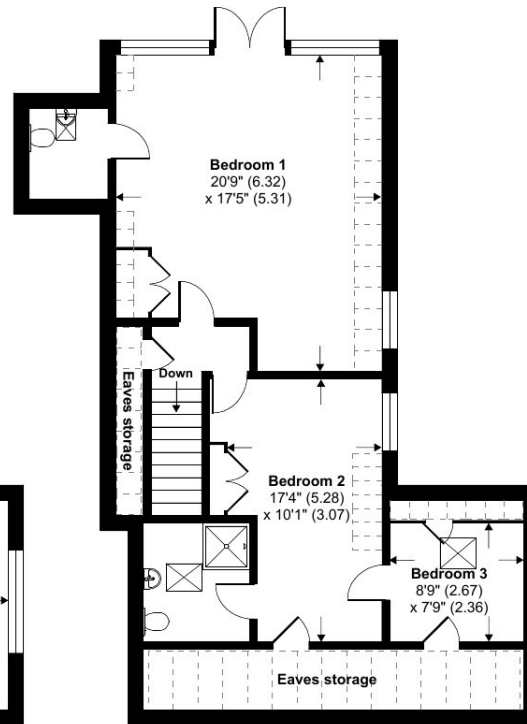
Limited Use Area(s) = 655 sq ft / 60.8 sq m

Total = 2798 sq ft / 259.9 sq m

For identification only - Not to scale

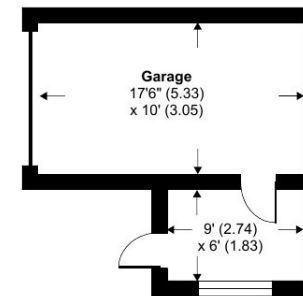


GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Numerous useful timber sheds/outbuildings for storage. To the side is a further outbuilding and to the front is a detached garage with an attached workshop, under eaves storage, power and light. The southern side garden has a log storage area and shed with drive access. A driveway provides plenty of off-street

## DIRECTIONS

From Exeter proceed on the A379 to Dawlish, passing through Kenton and Starcross. On the edge of Starcross, turn left over the harbour bridge signposted Cockwood and pass The Anchor Inn on the right and just after the sharp right turn right. Follow this road up the hill bearing left. Number 48 (Exe View) will be found on the right just after the right hand bend towards the top.

## SERVICES

Mains electricity, water and drainage.  
Gas centrally heated.

## LOCAL AUTHORITY

Dawlish Town Council: 01626 863388

Tax Band: F.

Tenure: Freehold

## ENERGY PERFORMANCE CERTIFICATE

Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters. REF: 1076956

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