



£725,000
Kantara, Gorse Lane, Exmouth, Devon, EX8 5PS





Charming detached house quietly positioned in a desirable no-through road, enjoying far-reaching estuary views towards Cockwood

- **Five well-proportioned bedrooms, including a spacious principal suite with en-suite and private balcony**
- **Three reception rooms plus a large, light-filled conservatory opening onto the garden**
- **Kitchen breakfast room with integrated appliances**
- **Ground floor cloakroom**
- **Family bathroom**
- **Gas central heating & Double glazing**
- **Landscaped rear garden with sunny aspect**
- **Ample off-road parking via gated driveway**
- **Two sizeable garages**
- **Additional practical spaces including utility room, boot room, and dual hallways**
- **No onward chain**

DESCRIPTION: Tucked away in a quiet no-through road, this spacious and versatile detached home offers generous accommodation ideal for family living and entertaining. With five well-proportioned bedrooms, three reception rooms, and a large conservatory overlooking the

beautifully landscaped rear garden, the property provides a wealth of flexible living space. Highlights include a good-sized kitchen breakfast room with integrated appliances, a principal bedroom with en-suite and private balcony enjoying estuary views towards Cockwood, and a large driveway leading to two garages providing ample off road parking. The rear garden is private and mature, with a sunny aspect. Features such as multiple bathrooms, extensive built-in storage, and a utility room/side hallway add practicality, while double glazing and gas central heating ensure year-round comfort. The property is offered with no onward chain.

SITUATION: The property is situated on a secluded no-through road on the far north-eastern edge of the coastal town of Exmouth. The town of Exmouth boasts over three miles of glorious golden sands and is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is also close to Woodbury Common, an extensive area of open heathland and woodland ideal for walking and riding. Exmouth is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

Opaque double-glazed and stained-glass entrance door to the...

ENTRANCE LOBBY. Tiled floor. Opaque glazed door with a matching side panel to the...

RECEPTION HALLWAY. Stairs go up to the first floor. Opaque double-glazed window to the front and to the side. Radiator. Coved ceiling. Radiator. Built-in under stairs cupboard. Doors leading off to the...

glazed Oriole bay window to the side. Double-glazed sliding doors lead through to the rear sunroom. Feature Minster stone fireplace on a polished granite hearth with a living flame gas fire. Some fitted glass shelving. Coved ceiling. Radiator. Opening through to the...

DINING ROOM 9' 10" (3.00m) x 9' (2.74m): Featuring double-glazed double doors with matching side panels opening onto the sunroom. Further doors lead to the kitchen. Coved ceiling. Radiator.

KITCHEN BREAKFAST ROOM 15' 8" (4.78m) x 9' 10" (3.00m) plus 9' 9" (2.97m) x 9' 8" (2.95m): Accessed via an opaque glazed door returning to the reception hallway, the kitchen is fitted with roll-edge work surfaces and tiled splashbacks. There is an inset 1½ bowl ceramic sink with drainer and mixer tap, together with a Range-style 5-ring gas burner cooker with additional electric hotplate and two ovens. A comprehensive range of base units provide storage and include integrated dishwasher, fridge and freezer, with matching wall-mounted cupboards and cooker hood above. A dresser unit with wine storage and glass-fronted display shelving adds a further feature. The kitchen enjoys double-glazed windows to both the front and rear elevations. Coved ceiling. Radiator. Opaque glazed door leading to the side hallway.

CONSERVATORY 11' 8" (3.56m) x 8' 5" (2.57m) plus 11' 11" (3.63m) x 11' 10" (3.61m): A spacious, light-filled reception space, accessed via sliding doors from the sitting room and double doors from the dining room, forming one generous open-plan room. The sunroom enjoys double-glazed windows to all sides and doors leading directly to the garden. A polycarbonate glazed roof ensures year-round use, while features include tiled flooring, two radiators, and a feature corner pond.

UTILITY ROOM / SIDE PASSAGE HALLWAY 23' 8" (7.21m) x 5' 7" (1.70m): Roll edge worktop surface with cupboards and drawers under. Space for washing machine. Matching wall mounted cupboards. Doors that lead off to the two garages. Opaque double glazed door to the rear and a door to the...

FRONT LOBBY with an opaque double glazed door to front, double glazed windows to two sides and a tiled floor.

BOOT ROOM 9' 1" (2.77m) x 5' (1.52m): Double glazed window to rear.

FIRST FLOOR

LANDING With hatch access to the roof space. Built-in airing cupboard housing a factory-lagged copper cylinder with shelving. Radiator, additional built-in storage into the eaves. Doors lead off to...

BEDROOM 1 20' (6.10m) x 9' (2.74m): A spacious double bedroom with double-glazed sliding patio doors opening onto a **LARGE BALCONY** 21' 10" (6.65m) x 7' 10" (2.39m) enjoying estuary views towards Cockwood. Further double-glazed windows overlook the rear garden. The room is well appointed with a range of fitted wardrobes and bedside cabinets, together with a radiator. A door leads to:

EN-SUITE 9' 4" (2.84m) x 8' 10" (2.69m): Fitted with a large walk-in shower cubicle with built-in shower and glass screen, wash hand basin with mixer tap and mirrored splashback, and enclosed flush low-level WC. Additional features include fitted storage, a chrome heated towel radiator, and extractor fan.

BEDROOM 2 17' 1" (5.21m) x 13' (3.96m): A double room with double-glazed windows to the side and rear, enjoying estuary views towards Cockwood. The room benefits from two built-in double wardrobes and radiator.

BEDROOM 3 12' 5" (3.78m) x 6' 10" (2.08m): With a double-glazed window to the rear, radiator, and similar estuary views.

BEDROOM 4 13' 1" (3.99m) x 9' 8" (2.95m): Also enjoying estuary views through a rear-facing double-glazed window. Radiator.

BEDROOM 5 13' 6" (4.11m) x 8' 9" (2.67m): A front-facing room with double-glazed window, radiator, and built-in eaves cupboard.



BATHROOM 12' 5" (3.78m) x 6' 10" (2.08m): Fitted with a white suite comprising panelled bath with mixer tap, electric shower over and glass screen, together with marble-topped wash hand basin with mixer tap, cupboards beneath, lighting and mirror above with shaver point. Further features include low-level WC, radiator, full tiled walls, and an opaque double-glazed window to the front.

OUTSIDE

FRONT GARDEN: The property is approached by its own gated private brick paved driveway providing ample parking, access to the entrance and the **TWO GARAGES**. There is an area of lawned garden with mature planted borders which stretches around the side of the house to the rear.

GARAGE 1: 27' 2" (8.28m) x 8' 10" (2.69m): **GARAGE 2:** 22' 2" (6.76m) x 9' 1" (2.77m): The garages have up and over doors, power and light. One garage has a door to the rear and the other has a door to the main house.

REAR GARDEN The property enjoys a generous, well-established rear garden offering a high degree of privacy. A large paved terrace adjoins the house, providing an ideal space for outdoor dining and entertaining, with steps leading down to a level lawn. Well-stocked borders with a variety of mature shrubs, trees, and flowering plants add colour and interest throughout the seasons. A paved pathway extends along the side, leading to a charming pergola and seating area, while the lawn is framed by established hedging and fencing. The garden enjoys a sunny aspect and provides ample space for families to relax, play, or entertain.

DIRECTIONS: As you come down the hill into Exmouth take the third turning on the left onto Featherbed Lane. Continue to the end of the road and turn left onto Hulham Road. Towards the top of Hulham Road right onto Dinan Way, then take the fourth turning left onto Bystock Road, half way up turn left onto Marley Road, and you will arrive at Gorse Lane.

WHAT3WORDS: ///cars.recent.melt **TENURE:** Freehold. **COUNCIL TAX:** Band G - £4056.62



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Health and Safety Statement

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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

