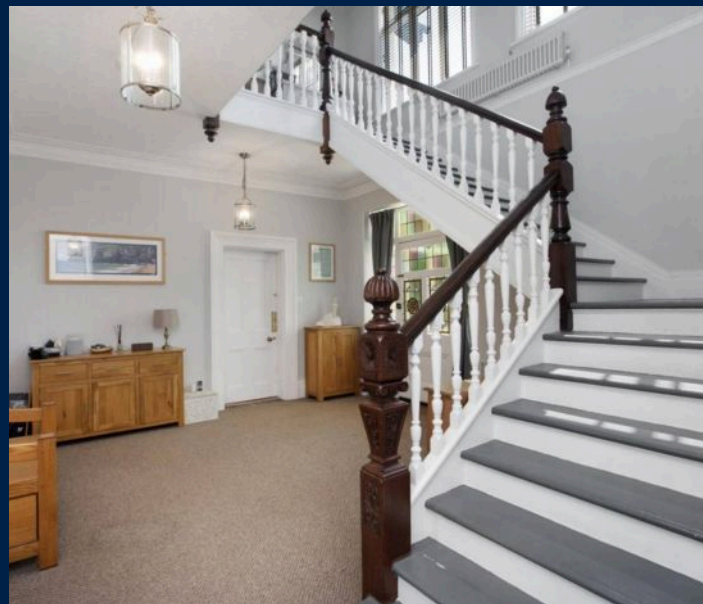




**Mounthill House Coronation Avenue, Dawlish**  
**£750,000**





## Mounthill House Coronation Avenue

Dawlish

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



- A BEAUTIFUL EDWARDIAN CHARACTER FILLED HOME WITH AN ABUNDANCE OF ORIGINAL PERIOD FEATURES
- GRAND HALLWAY ADORNED WITH CEILING ROSES, ORNATE COVING AND AN OPEN GALLERY STAIRCASE
- TWO SPACIOUS RECEPTION ROOMS POSS GROUND FLOOR BEDROOM OFFER ORIGINAL FEATURES AND ACCESS TO THE GARDEN
- LARGE OPEN PLAN KITCHEN/DINER
- FOUR/POSS FIVE + BEAUTIFULLY PRESENTED BEDROOMS
- FEATURING A DOUBLE GARAGE AND A FURTHER SINGLE GARAGE, SUMMER HOUSE AND ELECTRIC VEHICLE CHARGING POINT
- THE LOFT ROOM , A FORMER TWO BED APARTMENT IS PERFECT FOR RENOVATION OR CONVERSION
- PICTURESQUE GARDEN LAID MAINLY TO LAWN AND COMPLEMENTED WITH MATURE PLANTS AND SHRUBS



A beautiful, Edwardian character-filled home offering an abundance of original period features, set within a gated, gravel driveway. The main entrance leads into a charming porch and a grand hallway adorned with ornate coving, ceiling roses, and an impressive open gallery staircase. The spacious main reception room showcases a feature fireplace, picture rails, high ceilings, and floor-to-ceiling bay windows that flood the space with natural light, complemented by a door opening to the garden.

A second reception room/ possible ground floor bedroom also offers period details, a feature fireplace, and access to the garden. The kitchen is a delightful mix of character and modern convenience, with a box bay window, a range-style oven space, and a central island, complemented by sleek oak and composite granite-style worktops.

Upstairs, the first floor offers a further three beautifully presented double bedrooms, all enjoying sea and countryside views — and two family bathrooms, plus an additional separate WC. The loft room, formerly a two-bedroom apartment, is ideal for renovation or conversion.

The picturesque garden is mainly laid to lawn, complemented by mature planting, a patio area, and a side area leading to a summer house with light and power, and a double garage with light and power.

With its timeless character and beautiful setting, this is an ideal family home, combining space, charm, and convenience.

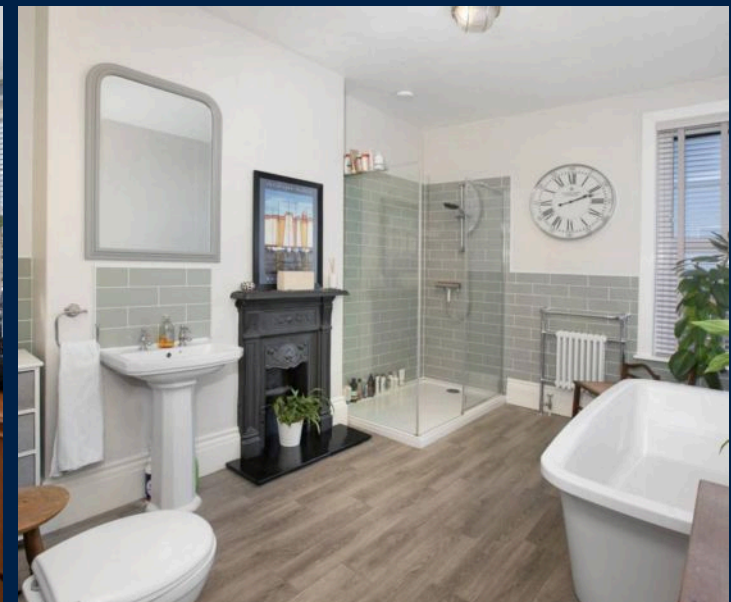
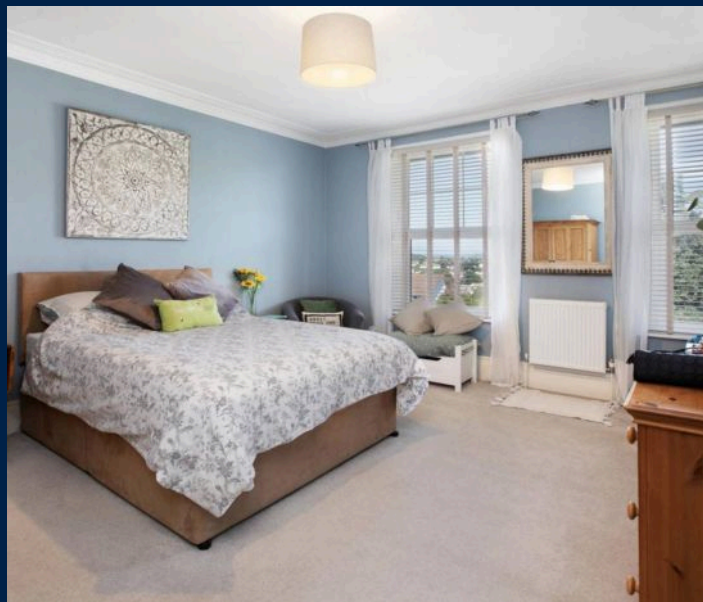
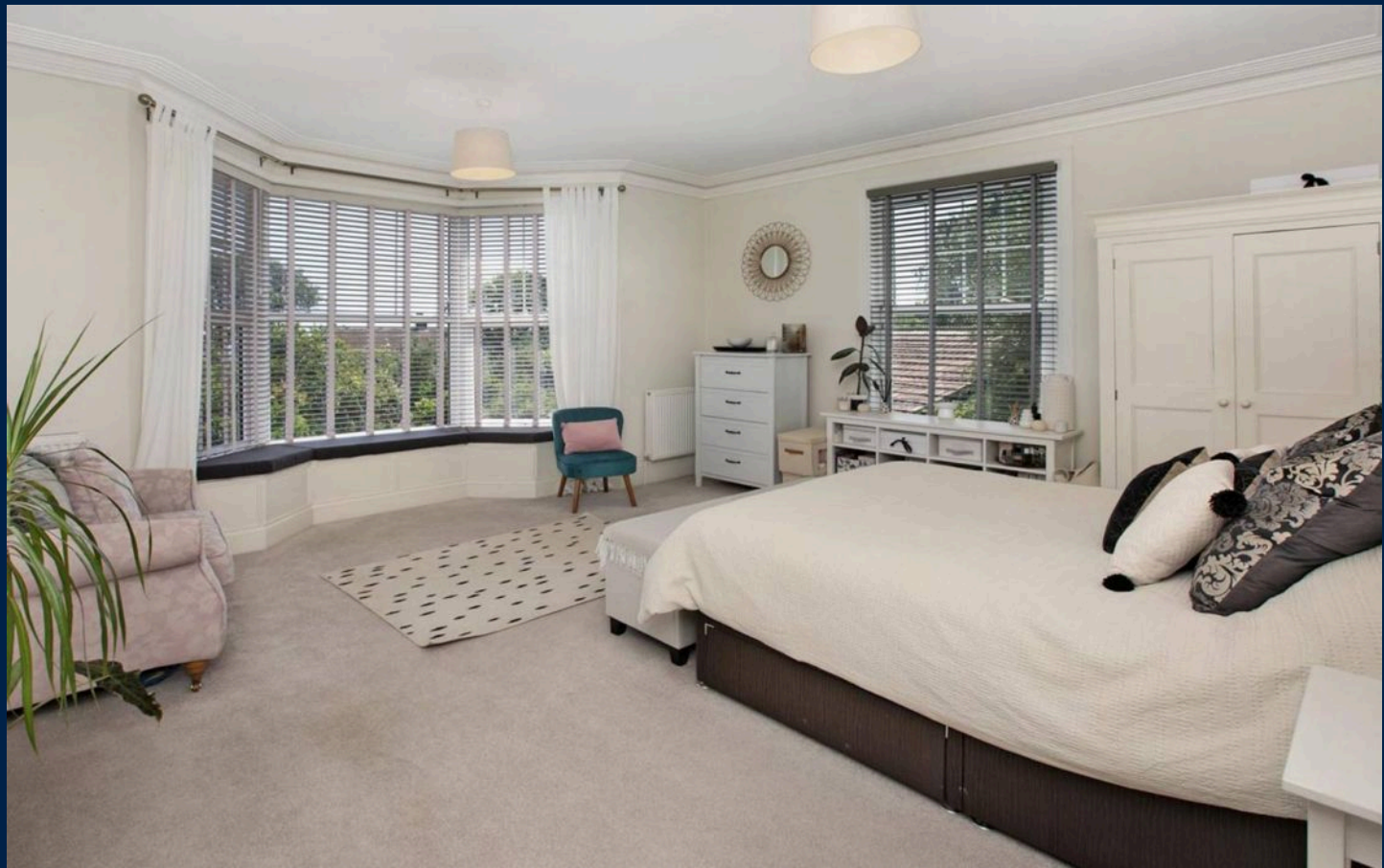
Gated and gravel driveway leading to ...

SINGLE GARAGE

Main front door into ..

ENTRANCE PORCH with tiled flooring, single glazed windows and stained glass front door into...

ENTRANCE VESTIBULE A grand entrance hallway with ornate coving, two radiators, open gallery stair case, useful under stair storage cupboard housing gas and electric meters and doors leading into principle rooms.







**MAIN RECEPTION ROOM** bursting with many of its original character features to include picture rails, ornate coving, high ceilings, original feature fireplace. Upvc double glazed floor to ceiling bay window enjoying a double aspect with a second Upvc double glazed window and French style door leading onto the garden. Two radiators one of which is ladder style.

**SECOND RECEPTION ROOM/POSS GROUND FLOOR BEDROOM** with a Upvc floor to ceiling bay window and door leading onto the garden with many of its original features to include picture rails, ornate coved ceilings and a feature fireplace with stone mantle and hearth, ceiling rose, two ladder style radiators.

**KITCHEN/DINER** A fabulous open plan kitchen diner with a box bay Upvc double glazed window overlooking the rear aspect and a further unusual single glazed character window, a range of matching wall and base units and centre island with space for a range style oven, integrated dishwasher, space for American style fridge freezer, and finished with a composite granite style work top, ceiling mounted extractor fan, tiled splashback, spotlights, Oak worktops, stainless steel sink and drainer with tiled splashback, walk in larder.

**UTILITY** Fitted with a range of wall and base units, stainless steel sink and drainer. Space for washing machine and tumble dryer, radiator, large storage cupboard. Door into

W.C with double glazed window. Radiator.

A grand staircase with original balustrading leads to the first floor

**FIRST FLOOR LANDING** with large Upvc double glazed windows allowing plenty of natural light with a stunning brass effect light fitting, radiators, ornate coving and ceiling rose, wood strip flooring, storage cupboard.

**MASTER BEDROOM** with Upvc double glazed bay window enjoying a double aspect with two Upvc double glazed windows one to the side and a big bay window overlooking the rear aspect with sea and countryside





views towards Exmouth and beyond, three radiators, ornate coving, original fireplace.

BEDROOM TWO a double aspect room with Upvc double glazed bay window with window seat enjoying a sea view, and a sash window to the side aspect, with ornate feature fireplace with surround and tiled hearth, ornate coving, high ceilings.

BEDROOM THREE with two Upvc double glazed windows, two radiators, coved ceiling, sea and countryside views.

BATHROOM with vinyl flooring, bath with electric shower over and glass screen. Storage cupboard for linen. Part tiled walls, sash style window, traditional style radiator with towel rail.

FAMILY BATHROOM with ornate feature fireplace, free standing bath with mixer tap, Upvc double glazed window, mains powered walk in shower, pedestal wash hand basin, traditional style radiator with towel rail, W.C.

LOFT ROOM with amazing sea views, formerly used as a two bedroom apartment in the 70s with Velux windows, this space is perfect for refurbishment.

OUTSIDE The rear garden is mainly laid to lawn with an area of patio and is stocked with an array of mature shrubs and trees, there is an area of garden to the side which leads to a summer house with power and light and double garage with power and light. A gate leads to the front driveway where there is an additional single garage with power and light, gravelled driveway offering parking for several vehicles and bedding areas stocked with mature shrubs and trees. There is also an electric car charging point.

There is a further side garden just beyond the picket fence separated by a driveway which is the right of access to the bungalow behind.



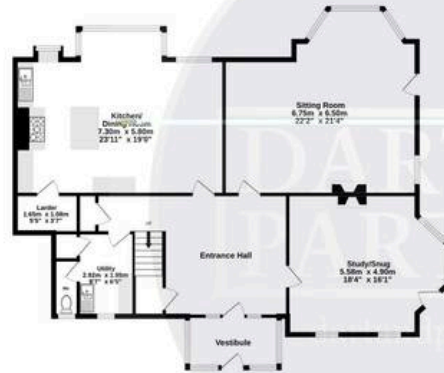
Garage  
5.50m x 1.77m  
18'1" x 5'11"



Garage  
5.50m x 1.20m  
18'1\"/>



Kitchen/Dining  
7.30m x 5.85m  
23'11\"/>



Bedroom  
4.85m x 4.17m  
15'11\"/>



Loft Space  
3.70m x 3.05m  
12'2\"/>



**TOTAL FLOOR AREA : 420.8 sq.m. (4530 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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