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Greyhaven





Exeter 13 miles - Newton Abbot 10 miles

A unique chalet lodge house, in need of modernisation, set in a generous plot including a paddock of approximately 2 acres.

- Semi-rural location close to coastal town
- Unique chalet lodge
- In need of renovation
- 4 bedrooms
- Generous gardens
- Garage and parking
- 2 acre paddock
- Freehold
- EPC Band D



### SITUATION

Greyhaven is located on the north-western fringes of the popular coastal town of Dawlish, approximately one mile from the centre. Dawlish is a fascinating Regency resort town nestled attractively between steep surrounding hills. The train line, part of Brunel's atmospheric railway, sweeps along the entire seafront and beach. Character cottages, impressive villas, narrow streets and bustling shops form part of its charm. The town is famous for its black swans and sandy beach. Exeter (13 miles) has a wealth of facilities befitting a centre of its importance including excellent shopping, dining, theatre, schooling (state and private) plus sporting and recreational facilities. There are mainline railway stations on the London Paddington and Waterloo lines.

### DESCRIPTION

This unique chalet lodge is located at the entrance to a private estate on the edge of Dawlish. This charming detached property requires renovating, currently arranged with 4 bedrooms, sitting room, dining room, kitchen, breakfast room and 2 bathrooms. The long narrow plot offers mature gardens with a patio, lawns and flower beds, garage and parking area. On the opposite side of the private drive owned by The Rise Care Home, is a 2 acre paddock with field shelter, ideal for those with equestrian interests.

### ACCOMMODATION

The entrance porch opens to an inner hall, used as a dining room, with a feature fireplace, side aspect window and stairs to the first floor with storage beneath. The generous L shaped sitting room has a triple aspect with views over the garden, a feature fireplace and doors leading out onto the rear patio. Off the dining room are two ground floor bedrooms with side and rear aspects. Adjacent to bedroom 4 is a ground floor bathroom incorporating a bath, wc and basin. The breakfast room has a side aspect window with built in cupboards. The kitchen has a side aspect and a door leading out to the front of the property. The kitchen offers an array of fitted units and space for appliances.

The first floor provides 2 further bedrooms and

a bathroom. Bedroom 1 has a dual aspect with a built-in cupboard and a vanity basin. Bedroom 2 has a side aspect with a vanity basin. The bathroom provides a bath, wc and basin with storage beneath.

### OUTSIDE

Running along Luscombe Hill is a high stone wall with a pedestrian gate which leads to the kitchen entrance and a path leading round to the larger rear garden. The private road owned by The Rise Care Home, provides access to a parking area for two cars and a garage. The enclosed mature garden, with hedging on either side, extends out from the property with a generous patio, areas of lawn and flower beds. The outside shed in the garden has water and electricity and houses a lavatory, sink and plumbing for a washing machine

On the opposite side of the private drive is a gently sloping paddock, of approximately 2 acres, ideal for equestrian use which includes a mobile shelter/stabling, the larger shed can be split into two 20x10 ft pens with rubber matting floor. The smaller 10x10 ft shed has been used as a hay and feedstore. No more than two horses can be kept on the paddocks.

### SERVICES

Mains electricity, private water and private drainage. LPG central heating.

### DIRECTIONS

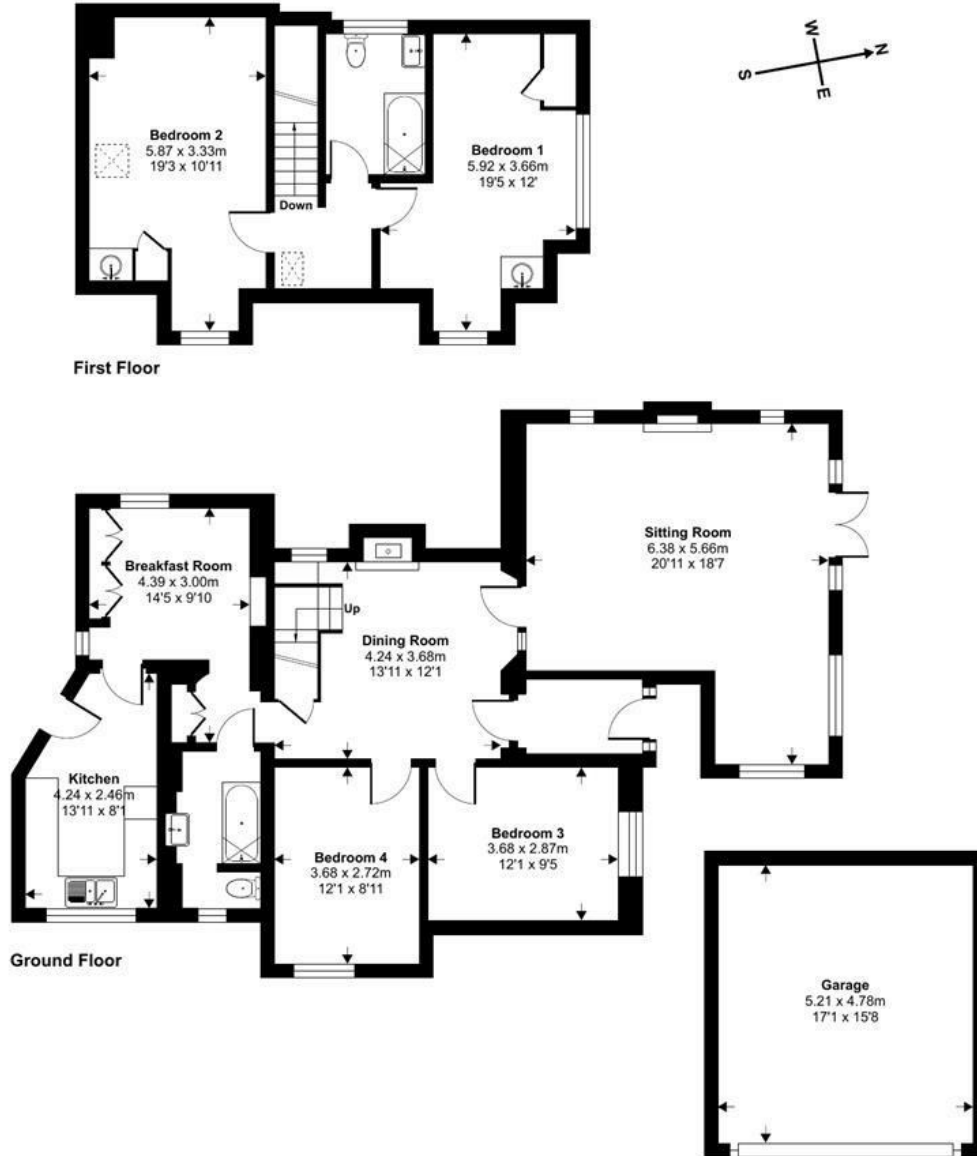
Leave Exeter on the A380 signposted Torquay. At the top of Telegraph Hill turn left signposted Ashcombe and Dawlish. Continue down Luscombe Hill for a few miles until reaching the outskirts of Dawlish where Greyhaven can be found towards the bottom of the hill on the left.







Approximate Area = 1596 sq ft / 148 sq m (excludes garage)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 887577

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21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B	Energy efficient		79
(69-80) C	Decent energy efficiency	62	
(55-68) D	Some energy efficiency		
(39-54) E	Low energy efficiency		
(21-38) F	Very low energy efficiency		
(1-20) G	Very low energy efficiency - higher running costs		
England & Wales		EU Directive 2002/91/EC	1-10

01392 255202  
exeter@stags.co.uk

stags.co.uk