



5 School Hill



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Cockwood, Exeter, Devon, EX6 8RF

Exeter City centre (10.4 miles), Topsham (9.3 miles), Starcross (1.1 miles)

A substantial detached bungalow with beautiful direct views along the Exe estuary towards Exmouth, good sized gardens and detached garage.

- Substantial detached bungalow
- No onward chain
- 4 bedrooms
- Detached garage with power
- EPC: C
- Beautiful views across the Estuary
- Large garden with raised decked terrace
- Ample living space
- Two shower rooms
- Council Tax Band: F

Guide Price £850,000

SITUATION

Cockwood is a well-regarded former fishing village on the Exe Estuary, comprising traditional period cottages clustered around the harbour and later-built, individually designed properties extending up Cofton Hill. The village has a thriving community with popular primary school, two pubs and village hall. There is a convenience store, surgery, chemist and other amenities in the nearby village of Starcross. The area is well served by public transport, Starcross has a railway station on the Paddington line.

DESCRIPTION

This substantial and spacious detached bungalow, cherished by the same owners for many years, is now available on the market. Boasting stunning views across the Exe Estuary to Exmouth and offering the convenience of nearby amenities in the charming village of Cockwood, this property is ideal for families or multi-generational living, with plenty of potential for further enhancement.

The accommodation features a generous open-plan kitchen and dining area, perfect for entertaining or everyday family life. A separate living room provides additional space to relax, while a well-equipped utility room adds practicality. The home also offers four well-proportioned double bedrooms and two spacious bathrooms, ensuring comfort and convenience for all.



ACCOMMODATION

Accessed via a private driveway, this extensive home welcomes you with a front entrance porch. Stepping inside, a spacious entrance hall leads to the heart of the home—a well designed open-plan kitchen and dining area. Thoughtfully positioned to maximize natural light, this space boasts patio doors that open onto an elevated decking area, offering breath taking south-facing views over the garden and extending toward the picturesque Exe Estuary. A perfect setting for entertaining, the kitchen is well-appointed with sleek neutral cabinetry, a stainless steel oven and hob, and ample space for a large fridge/freezer.

For added convenience, a separate utility room provides additional storage and laundry facilities, as well as access to a second bathroom. The property also benefits from a generously sized living room, featuring its own set of patio doors that seamlessly connect the indoor space to the raised decking, enhancing the sense of indoor/outdoor living. From the hallway, the main family bathroom is easily accessible, serving the four well-proportioned double bedrooms, each of which enjoys views over the garden. The master bedroom includes a useful dressing area, with the exciting potential to add an ensuite (subject to consent). A utility room provides further practicality with direct access to the garden. With extensive possibilities for customisation, this home offers the perfect opportunity to tailor the space to your needs while enjoying stunning views in a peaceful setting.

OUTSIDE

The property is accessed via a shared private driveway, offering allocated parking and a detached garage with an electric main door. A paved pathway leads to the front entrance porch, accompanied by a generously sized lawned garden.

To the rear, an extensive lawned area is beautifully framed by well-established shrubs and hedges, creating a sense of privacy and tranquility. The raised decking extends seamlessly from the main living areas, providing a fantastic outdoor space to relax and entertain while enjoying the far-reaching views across the Exe estuary towards Exmouth and Lymington.

SERVICES

Current Council Tax: F

Utilities: Mains water, drainage, gas and electricity.

Heating: Gas combi boiler and radiators.

Tenure: Freehold.

Standard and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter head towards Starcross along the A379 passing through the village of Starcross and onto wards Cockwood. On approaching Cockwood harbour turn left onto Church Road and follow the road past The Anchor pub, onto Dawlish Warren Road and the right onto School Hill where the driveway to the house is on the left hand side.



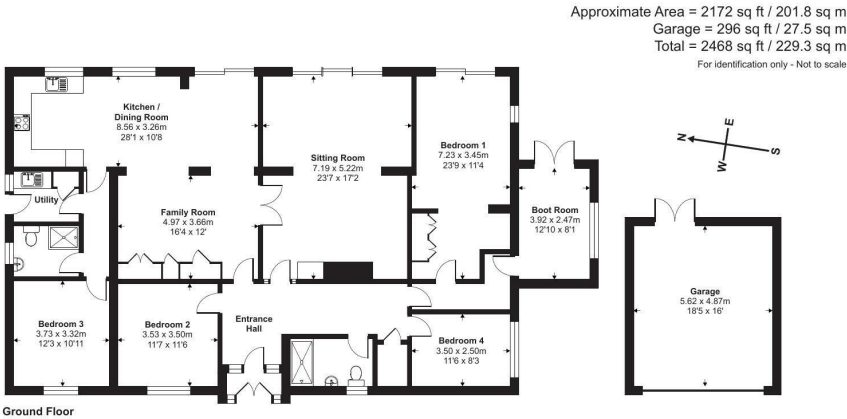
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

exeter@stags.co.uk
01392 255202



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