



Tudor Rose, 3 Exeter Road



STAGS

Tudor Rose, 3 Exeter

Dawlish, Devon EX7 9JD

Dawlish Railway Station (0.2 Miles), Dawlish Town Beach (0.2 Miles), Exeter centre (12 Miles)

A beautifully restored Grade II listed two bedroom cottage, steeped in history and dating back to circa 1539.

- Grade II listed cottage
- New bespoke kitchen
- Historic features throughout
- Walking distance to town & beach
- Freehold & Flying freehold
- Restored with character
- Stylish family bathroom
- Elevated garden with views
- Stone spiral staircase
- Council tax band: C

Guide Price £290,000

SITUATION

Tudor Rose is located on Exeter Road, within walking distance of Dawlish town centre, which offers a wide range of shops, cafés and amenities. The sandy beach and seafront are close by, along with scenic coastal walks along the South West Coast Path. Dawlish railway station provides mainline connections along the picturesque Riviera Line, while Exeter is easily reached by road or rail for further facilities and access to the M5.

DESCRIPTION

Believed to date back to circa 1539, Tudor Rose is an exceptional Grade II listed cottage of great historic significance. The current owners have carried out an extensive and sympathetic renovation, carefully blending period charm with modern convenience. Character features including exposed beams, original panelling, stonework and an impressive period ceiling sit comfortably alongside a newly fitted kitchen and stylish bathroom.



The cottage has also benefited from a series of recent upgrades, including the installation of an air source heat pump in 2024, providing heating and hot water, along with underfloor heating in the kitchen and bathroom. A fully hardwired Wi-Fi mesh system ensures excellent connectivity throughout, while the ridge thatch was renewed in 2025. To the rear, the property enjoys a larger than expected private garden, offering a peaceful retreat with elevated views across Dawlish and towards the surrounding hills.

ACCOMMODATION

An impressive wooden front door opens into a characterful entrance hallway with cobbled flooring, setting the tone for the property's rich history. From here, a doorway leads into the newly fitted kitchen, which features a range of bespoke units with integrated appliances and benefits from underfloor heating. Off the kitchen lies the family bathroom, finished to a high standard and comprising a shower over bath, low level WC and wash basin, with a large storage cupboard to the rear.

At the front of the property is a superb sitting room, full of charm with wood panelling, exposed beams and a magnificent stone fireplace housing a woodburning stove. A feature stone spiral staircase rises to the first floor, where the spacious main bedroom boasts a remarkable period ceiling and an open stone fireplace. A second double bedroom adjoins, part of which forms a small flying freehold over the neighbouring property.

OUTSIDE

To the rear of the cottage lies a surprisingly generous garden, arranged over several levels. A stone path leads through a lawned area with a feature pond to a raised seating terrace, perfectly positioned to enjoy far-reaching views over Dawlish and towards the hills. The garden provides a tranquil and private outdoor space, rarely found with a cottage of this age and character.

SERVICES

Utilities: mains electric, water, gas(capped), telephone and broadband

Drainage: Mains

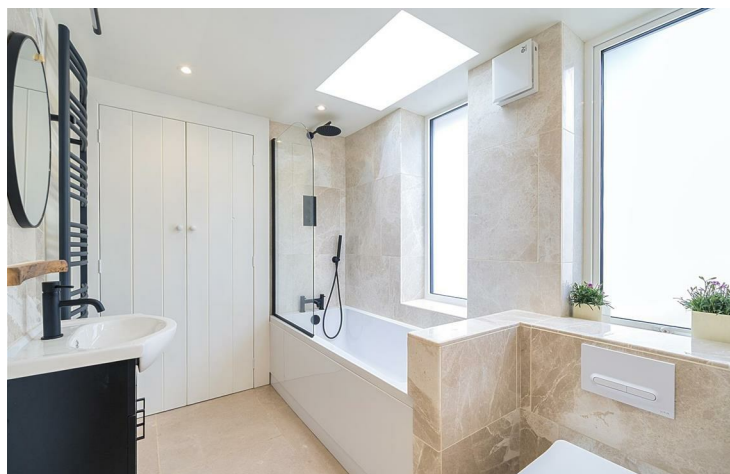
Heating: Air to water heat pump with under floor heating in the kitchen and bathroom, radiators elsewhere.

Tenure: Freehold, with a small flying freehold in bedroom two, and creeping freehold below the stairs.

EPC: D(60)

Current Council Tax Band: C

A fully wired WIFI mesh allows fast broadband throughout the property. Fibre to the Premises (FTTP) is available.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
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

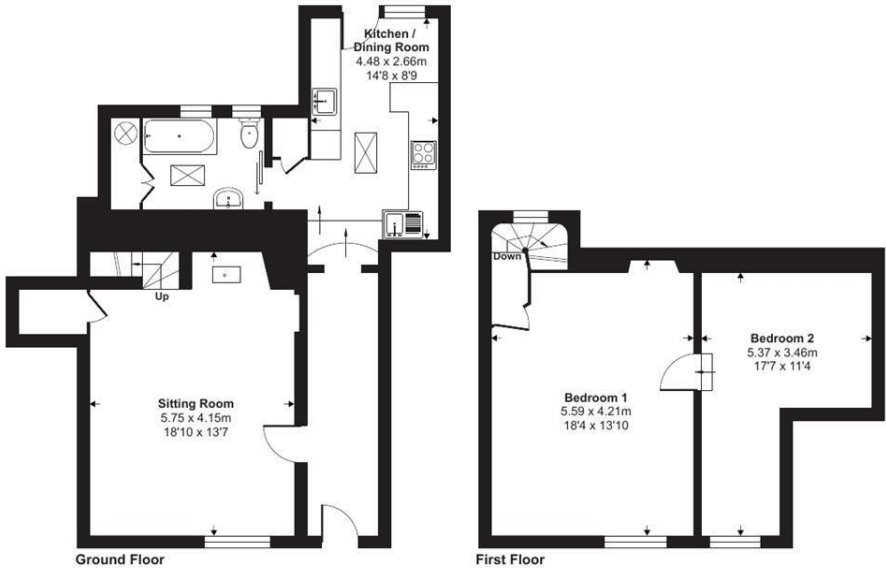
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Approximate Area = 1037 sq ft / 96.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1343890