



# THE RED HOUSE

5, Stockton Avenue, Dawlish, EX7 9LU | Guide £850,000



**Robert Williams**

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“Edwardian elegance. Stunning coastal views, perched high above this pretty seaside town”.



# The Red House

STOCKTON AVENUE DAWLISH, EX7 9LU

Guide Price £850,000

**A BEAUTIFUL EDWARDIAN HOME, IN AN ELEVATED POSITION ON THE SIDE OF A VALLEY, OVERLOOKING THIS PRETTY REGENCY TOWN AND WITH GLORIOUS VIEWS TOWARDS THE SEA .**

- **A STUNNING PERIOD PROPERTY**
- **DETACHED WITH SIX/SEVEN BEDROOMS**
- **CLOSE TO EXETER, THE M5 & AIRPORT**
- **LANDSCAPED GARDENS & DOUBLE GARAGE**
- **ORANGERY/HOME OFFICE POTENTIAL.**

The Red House is an important landmark home of nearly 3,200 sq. ft, located on the side of a valley overlooking the sea, rolling countryside and the popular resort town of Dawlish,

This delightful home has been beautifully restored and retains all the period features you would expect to see, including fireplaces, original tiling, stained glass inner windows and a beautiful staircase, rising from the generous reception hall.

Arranged over three floors, the property has versatile accommodation with sweeping views from the three main elevations. A glorious sun terrace constructed to take advantage of the fabulous position, overlooks the town, surrounding hills and over the open sea.

On the ground floor is a welcoming reception hall with doors to a drawing room, sitting room, formal dining room and study. A crisp clean contemporary kitchen/breakfast room, with island and Aga, together with utility room opens onto the sun terrace. There is a huge adjoining store which would make a perfect home office or orangery (subject to planning).

To the first floor are the four main principal bedrooms, one with an en-suite, plus a family bathroom. The principal suite has fitted wardrobes and the second bedroom has its own balcony with far reaching views. The top floor comprises two other bedrooms, together with a large central 'lounge' area, ideal for teenagers.





The landscaped, mainly terrace gardens, with BBQ area and pergola with productive grapevine, are mostly to the front and a driveway to a car port leads from the lower parking area with double garage.

## THE LOCATION

Dawlish is a popular sea side town with its traditional sea front and beach with the accompanying world renowned coastal railway line on the front forming part of Brunel's historic atmospheric rail line.

A busy town with individual shops and pretty streets there is good schooling nearby and easy access to mainline stations for the commuter as well as fast access to the nearby road networks. The attractions of Dartmoor are nearby as is the regional city of Exeter with its shopping and cosmopolitan dining and eateries. Exeter Airport is close by as is a regular ferry service to Topsham and Exmouth across the Exe Estuary.

## DIRECTIONS

Dawlish is 12 miles from the M5

POSTCODE:EX7 9LU

What3Words: ///spotted.manifests.airports



6		bedrooms	2		bathrooms
4		receptions	4		car spaces

**Local Authority:** Teignbridge District Council

**Council Tax Band:** F

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** E





# Stockton Avenue, Dawlish, EX7

Approximate Area = 3141 sq ft / 291.8 sq m (excludes void)

Limited Use Area(s) = 118 sq ft / 11 sq m

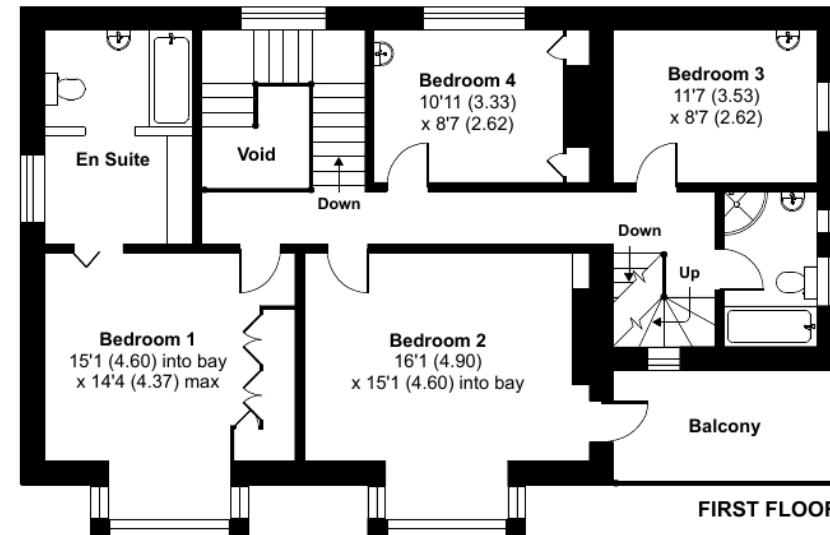
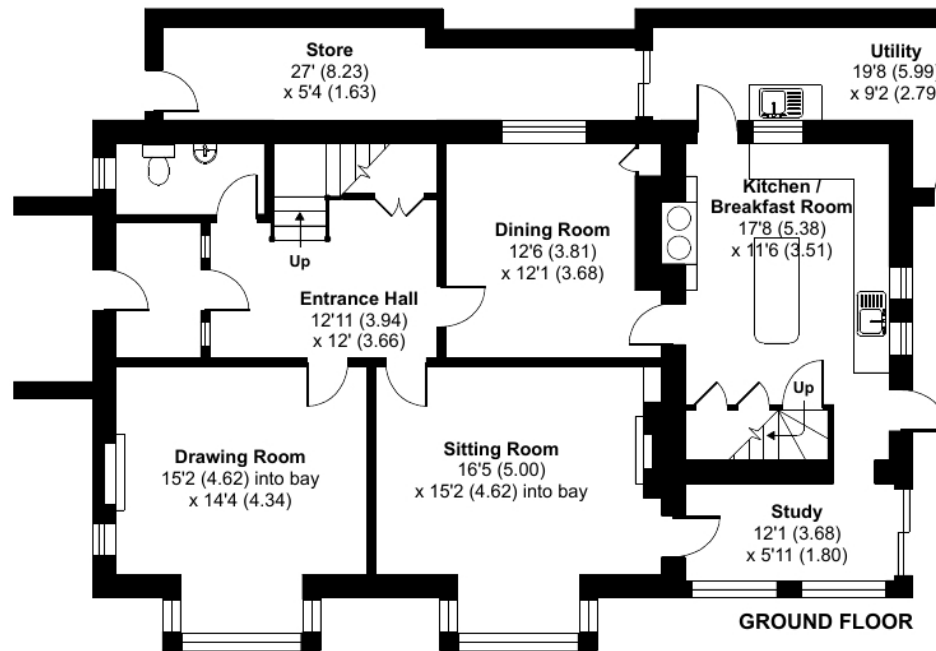
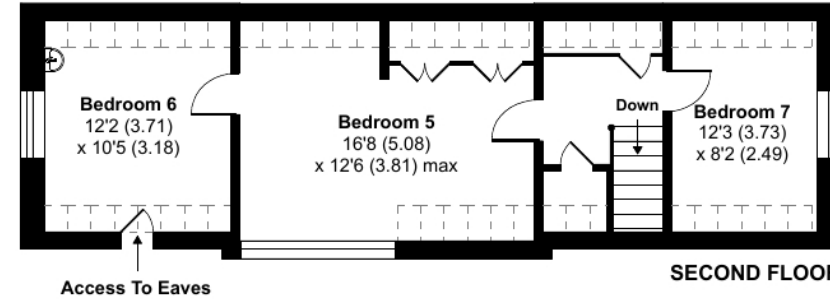
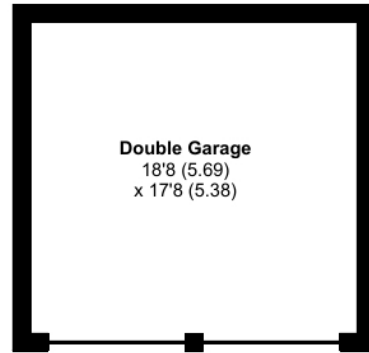
Garage = 330 sq ft / 30.6 sq m

Total = 3589 sq ft / 333.4 sq m

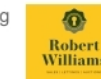
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Robert Williams Ltd. REF: 974343





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.