



Thatch, Cockwood, Devon





A delightful Grade II listed home with an annexe, in a **sought-after position** in the village of Cockwood.

Summary of accommodation

Ground Floor: Drawing room | Sitting room | Bar | Dining room | Kitchen/breakfast room
Bedroom | Bathroom | Laundry

First Floor: Two bedrooms | Shower room

Secondary Accommodation: Annexe with sitting/dining room | Kitchen | Cloakroom | Bedroom
and en suite shower room

Outside: Two garages | Garden

Distances

Dawlish 2.9 miles, Exeter city centre 9.7 miles, M5 (Jct 31) 9.8 miles, Exeter St. David's station
11.1 miles (2 hours to London Paddington), Exeter Airport 11.7 miles (1 hour to London City Airport)
(All distances and times are approximate)



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Location

The small village of Cockwood lies on the mouth of the River Exe, across from the large coastal town of Exmouth and nine miles south of Exeter. The village has its own harbour, making it an ideal spot for keen sailors, and offers two local pubs and a primary school, while the neighbouring larger village of Starcross has a local store, a pharmacy, a doctor's surgery and a primary school. Exeter is within easy reach and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including a John Lewis and a Waitrose supermarket.

The area has plenty of leisure activities to choose from, with sailing on the River Exe at Starcross, walking on the South West Coast Path and nearby on Dartmoor. Golf is available nearby at Starcross Golf, Exminster Golf Centre and Exeter Golf and Country Club at Wear Park. There is also a selection of stunning beaches within easy reach of the property.

Communication links are excellent; the M5 motorway provides links to the A38 to Plymouth, or the A30 to Cornwall to the South, and Bristol and London to the north and east. Regular rail services run from Exeter St. Davids to London Paddington, taking just over two hours. Exeter International Airport provides an ever-increasing number of domestic and international flights including two flights a day to London City Airport.



The property

Thatch is a delightful Grade II listed thatched property, which is thought to date from the 18th century. It features beautifully appointed accommodation with elegant styling and several splendid character details, such as exposed timber beams, leaded windows, original fireplaces and of course, it's handsome thatched roof. There is also a self-contained, attached annexe, providing useful additional accommodation.

The ground floor has two comfortable main reception rooms in the drawing room and sitting room, which are connected in a semi open-plan layout. Both rooms feature timber beamwork overhead and impressive fireplaces. The ground floor also has a formal dining room with exposed stone walls, slate tiled flooring and a fireplace fitted with a woodburning stove. There is also a bar area in which to entertain guests.

At the rear, the open-plan kitchen and breakfast room features a skylight overhead, welcoming plenty of natural light. There is space for a breakfast table for informal dining, while the kitchen itself features shaker-style units, wooden worktops and an AGA.



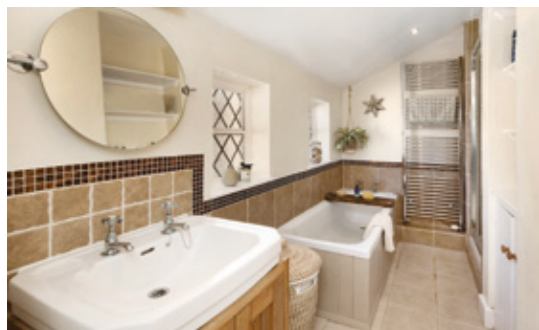


The ground floor also includes a family bathroom and one double bedroom with an en suite cloakroom. Upstairs there are a further two bedrooms, including the generous principal bedroom, plus a shower room.

The annexe accommodation is located on the first floor and includes a 23ft sitting and dining room, a well-equipped kitchen and one large double bedroom with an en suite shower room. The living space is ideal as additional family accommodation, or for use as a holiday let.



Annexe



Annexe



Garden and grounds

At the front of the property there is access to the two integrated garages for parking and home storage. Further parking is available on a shingle driveway at the other side of the property. The elevated gardens at the rear include a patio area for al fresco dining, a well-maintained lawn, colourful border flowerbeds and various mature trees.

Services

xxx

Directions

Postcode: EX6 8RB

what3words: ///regrowth.identity.victory

Property information

Tenure: Freehold

Local Authority: Teignbridge District Council

Council Tax: Band G

Guide Price: £000,000

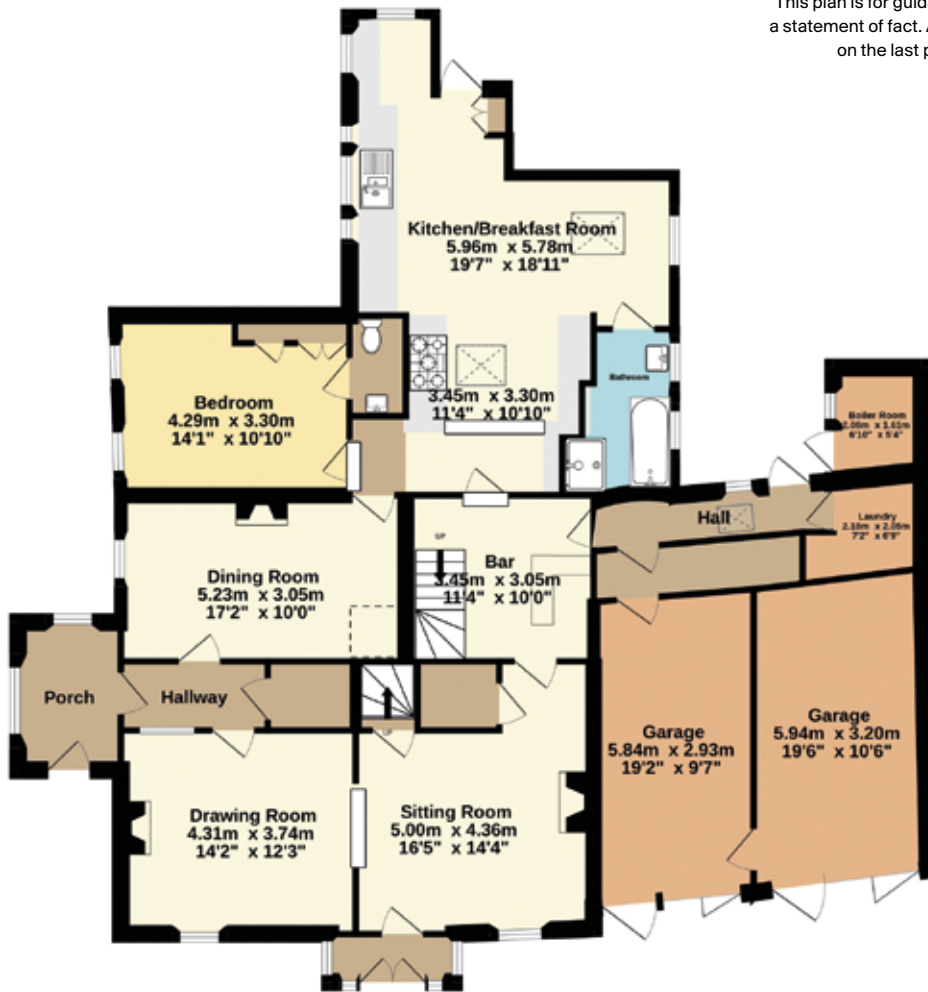


Ground Floor
179.2 sq.m. (1929 sq.ft.) approx.

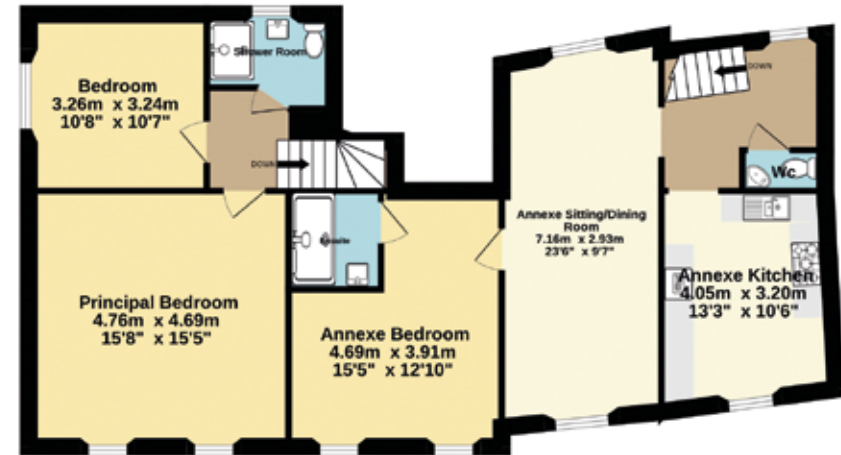
Approximate Gross Internal Floor Area
278.5 sq m (2998 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



1st Floor
99.3 sq.m. (1069 sq.ft.) approx.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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