

# Cromer House, Topsham, Devon

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A fine Grade II\* listed house with **stunning accommodation**, set in the heart of desirable Topsham.

### Summary of accommodation

**Lower Ground Floor:** Dining room | Kitchen

**Ground Floor:** Drawing room | Sitting room | Utility | Cloakroom

**First Floor:** Guest bedroom with en suite shower room | Further bedroom | Study

**Second Floor:** Principal bedroom with en suite shower room | Further bedroom | Family bathroom

**Third Floor:** Frameless glass sitting room

**Outside:** Roof terrace | Rear courtyard

### Distances

M5 Junction 30 2.5 miles, Exeter city centre 4.3 miles, Exeter St. David's station 5.5 miles (2 hours to London Paddington)

Exeter Airport 5.5 miles (1 hour to London City Airport)

(All distances and times are approximate)



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## Location

The property is in sought-after Topsham, between Exeter and Exmouth. The town is set in a fine location on the estuary of the River Exe, with rolling countryside to the east, and sailing in the estuary just moments away. A wealth of local amenities, including local shops, supermarkets, restaurants and cafés, can be found in Topsham. There is also a primary school in Topsham, while secondary schools can be found in Exeter and Exmouth.

Topsham's station offers frequent trains to Exeter St David's, where connections can be made to London, which is just over two hours away, arriving at Paddington. Local road connections include the A30 and the M5, both of which are within easy reach.

Exeter itself is just four miles away, and offers a vibrant cultural scene, with theatres, cinemas, a museum, arts centres and first-class shopping facilities. Exeter's most renowned schools include the independent Exeter School and the Maynard, while the city is also home to the world-class University of Exeter.





## The property

This outstanding Grade II\* Listed Georgian townhouse features splendid red brick elevations and numerous period features. Meticulously restored, the living accommodation is arranged across five levels and offers three reception rooms, four double bedrooms and a stunning roof terrace with a frameless glass sitting room.

The ground floor provides two elegant reception rooms, including the dual aspect sitting room and the beautifully appointed drawing room. Both rooms feature original fireplaces, elegant cornicing and painted panelled walls. The lower ground level provides further living and entertaining space with the timber beamed dining room, original brick-built fireplace housing a contemporary stove, plus a wine cellar.

Adjoining the dining room is the custom built kitchen featuring the original flagstone flooring with an exposed stone well and incorporating an AGA, triple sinks and integrated appliances. The ground floor utility room also offers useful space for home storage and appliances.

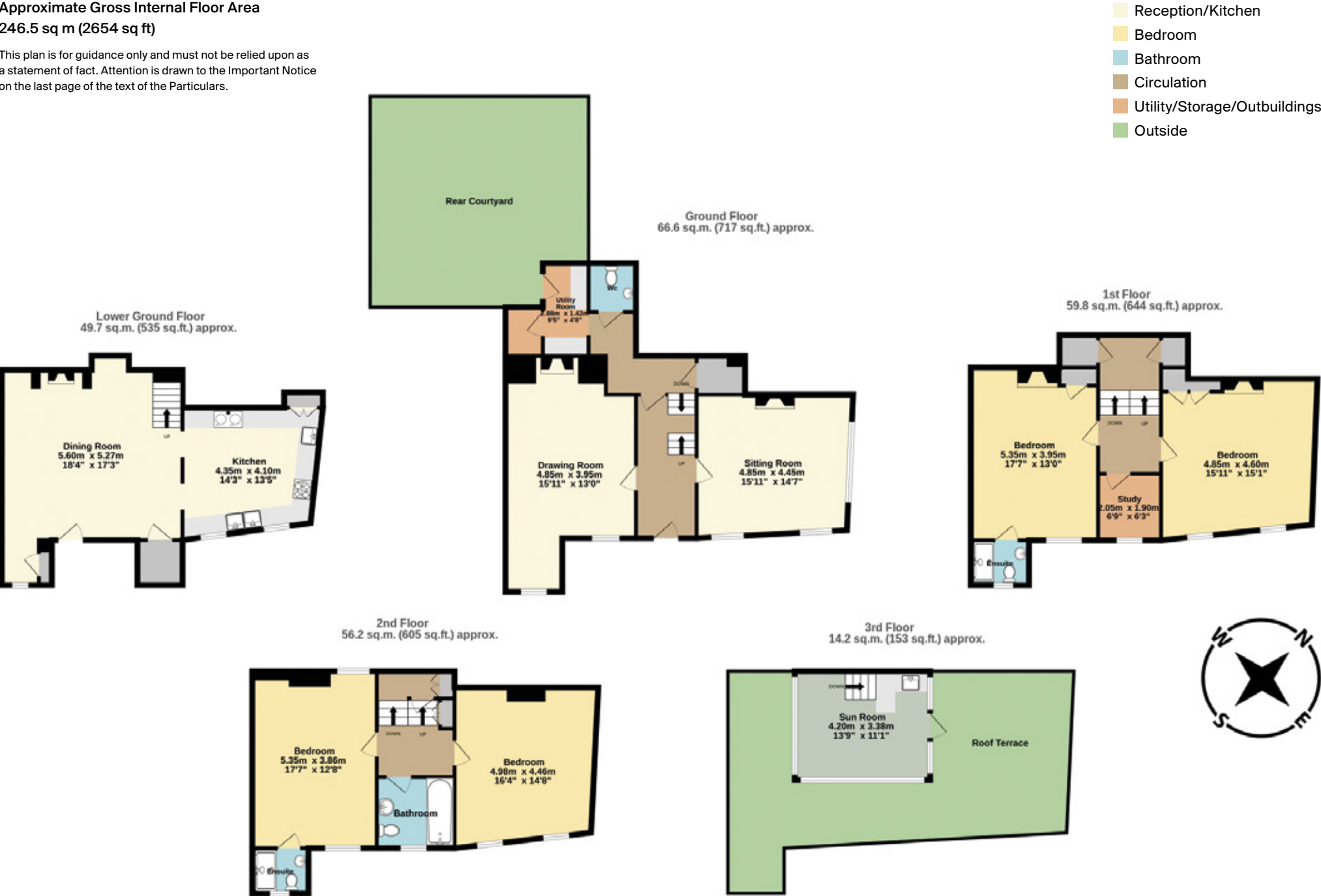
On the first floor there are two double bedrooms (one with en suite shower room) and a home office/study. On the second floor there are two further double bedrooms (one with en suite shower room) and a family bathroom. All four bedrooms are generously proportioned with clean, neutral styling and views over the town and estuary.





Approximate Gross Internal Floor Area  
246.5 sq m (2654 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.





Finally, stairs to the third floor lead to the architectural, frameless glass sitting room with its exceptional views over the estuary to the sea and its door onto the roof terrace.

## Garden and grounds

The house features a stunning roof terrace overlooking the surrounding rooftops and with views across the River Exe towards the beautiful countryside beyond. The terrace is accessed via an internal staircase, which opens to a frameless glass sitting room with the terrace itself providing space for al fresco dining. The courtyard to the rear of the property is accessed from the utility room and has ample space for garden table and chairs. Whilst owned by Cromer House there is a right to shared use of the courtyard by the adjoining property

## Services

Mains electricity, gas, water and sewerage.

## Directions

**Postcode:** EX3 0HW

**what3words:** ///resort.join.rare

## Property information

**Tenure:** Freehold

**Local Authority:** Exeter City Council

**Council Tax:** Band G

**Guide Price:** £1,850,000



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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