




21 THE STRAND


Topsham, Devon





CHARMING & HISTORIC

A three/four bedroom sanctuary
with exquisite estuary views.


3/4


2


2


EPC
B

Local Authority: Exeter City Council
Council Tax band: E
Tenure: Freehold

Guide price: £950,000





SITUATION

Situated along the prestigious Strand in Topsham, this remarkable property seamlessly blends historic charm with contemporary elegance. Upon entering, one is welcomed by generously sized living areas and distinctive character elements that elevate this home's appeal.

Topsham, an ancient port located just four miles southeast of the vibrant city of Exeter, offers breathtaking vistas of the picturesque Exe Estuary. Its ideal location provides excellent commuting options, including quick access to the M5 motorway. Additionally, a nearby branch line facilitates convenient travel to the coastal town of Exmouth—only seven miles away—and Exeter St Davids, linking residents to the national rail network. Exeter Airport, situated a mere five miles from the property, further enhances travel convenience.



Living in Topsham enables residents to engage in a vibrant community lifestyle enriched by various local amenities. The area features a welcoming school, an outdoor swimming pool, tennis courts, a bowling green, and an active sailing club. The diverse selection of independent shops, inviting pubs, quaint cafés, and esteemed restaurants makes every day an opportunity for exploration and enjoyment. Whether one is drawn to boating, cycling along scenic routes, or birdwatching at the nature reserve, Topsham truly has something for everyone.

THE PROPERTY

The inviting dining room is bathed in natural light from a charming sash window, while an attractive cast iron fireplace and exposed beams create a warm and historic atmosphere. Contemporary engineered oak flooring enhances the overall appeal. The centrally located lobby features a beautiful staircase leading to the first floor, complemented by functional under-stairs storage.

At the heart of the home lies the impressive kitchen/breakfast room, characterized by striking exposed timber and brickwork. This culinary haven is equipped with high-specification fixtures, including ample storage, a built-in dishwasher, fridge, bespoke granite countertops, and a top-of-the-line Mercury gas range cooker. The seamless flow of engineered oak flooring culminates in French bay windows that overlook the enchanting rear courtyard garden.

The principal bedroom, characterised by a sash window framing stunning views of the Exe Estuary and rolling countryside, is a tranquil retreat featuring built-in cupboards and a cosy window seat. The additional double bedroom features exposed beams, a built-in bookcase, and a charming built-in cupboard. Meanwhile, the modern shower room offers a spacious walk-in shower and abundant natural light.

The second floor hosts an inviting double bedroom, complete with an exposed beam above and a window seat for relaxation. The highlight of this level is the main lounge/bedroom, which showcases a square bay window presenting captivating views of the Exe Estuary and surrounding countryside.

OUTSIDE

Step outside to explore the enchanting walled courtyard garden, perfect for outdoor enthusiasts. Designed for sun-soaked gatherings, the space features a partially covered area with a recently installed mono-pitch slate roof and an original fireplace. The garden also includes a historical decorative water pump and an outdoor kitchen, equipped for al fresco dining—all set to accommodate summer soirées.

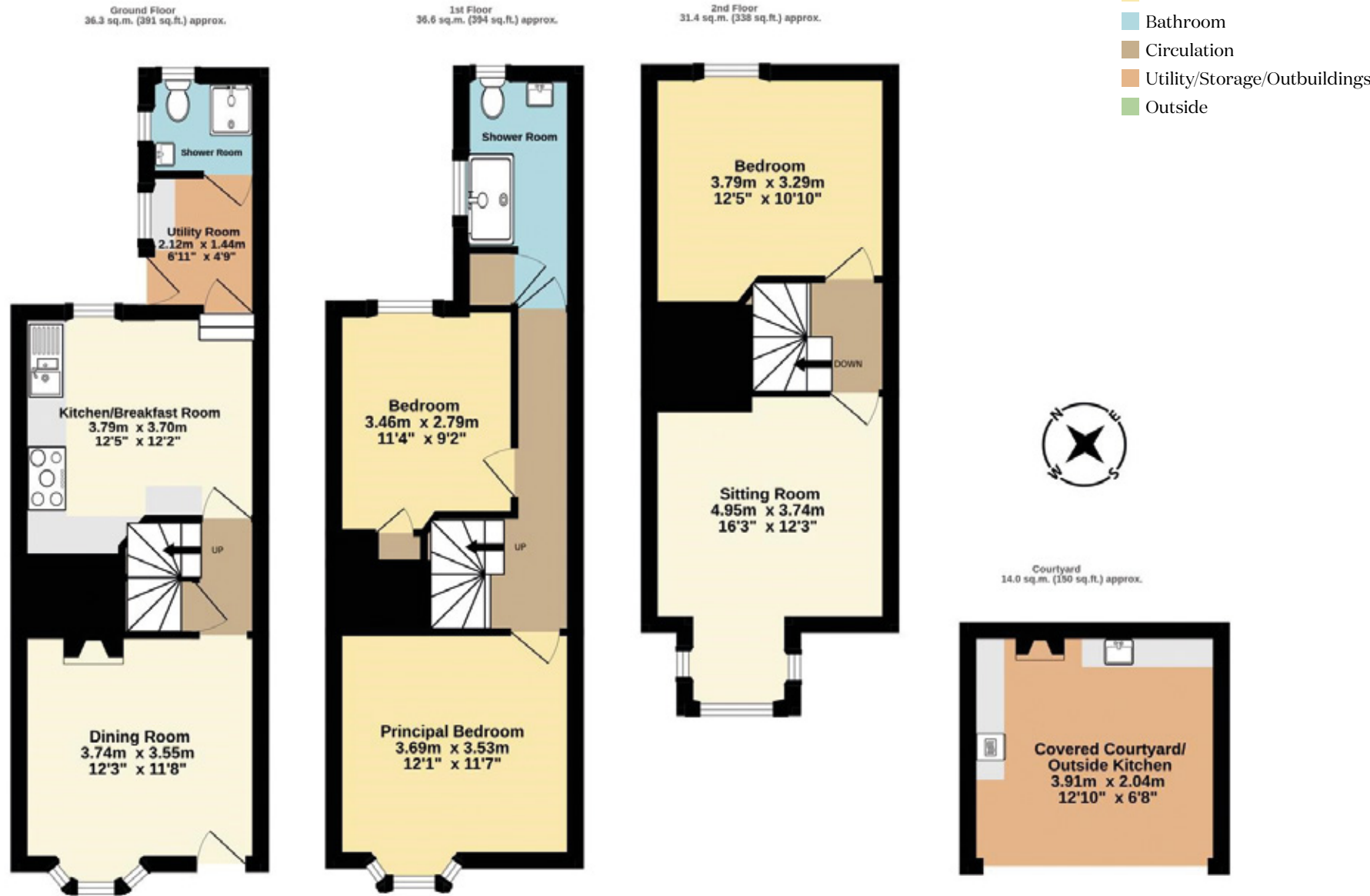
In summary, this exceptional property represents a harmonious blend of historic charm and modern conveniences, embodying an ideal lifestyle in the picturesque setting of Topsham.

PROPERTY INFORMATION

Services: Mains gas, electricity and water.

Postcode: EX3 0AZ

what3words: ///odds.buns.audit



Approximate Gross Internal Area =
118.2 sq.m. (1273 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.