



## 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.

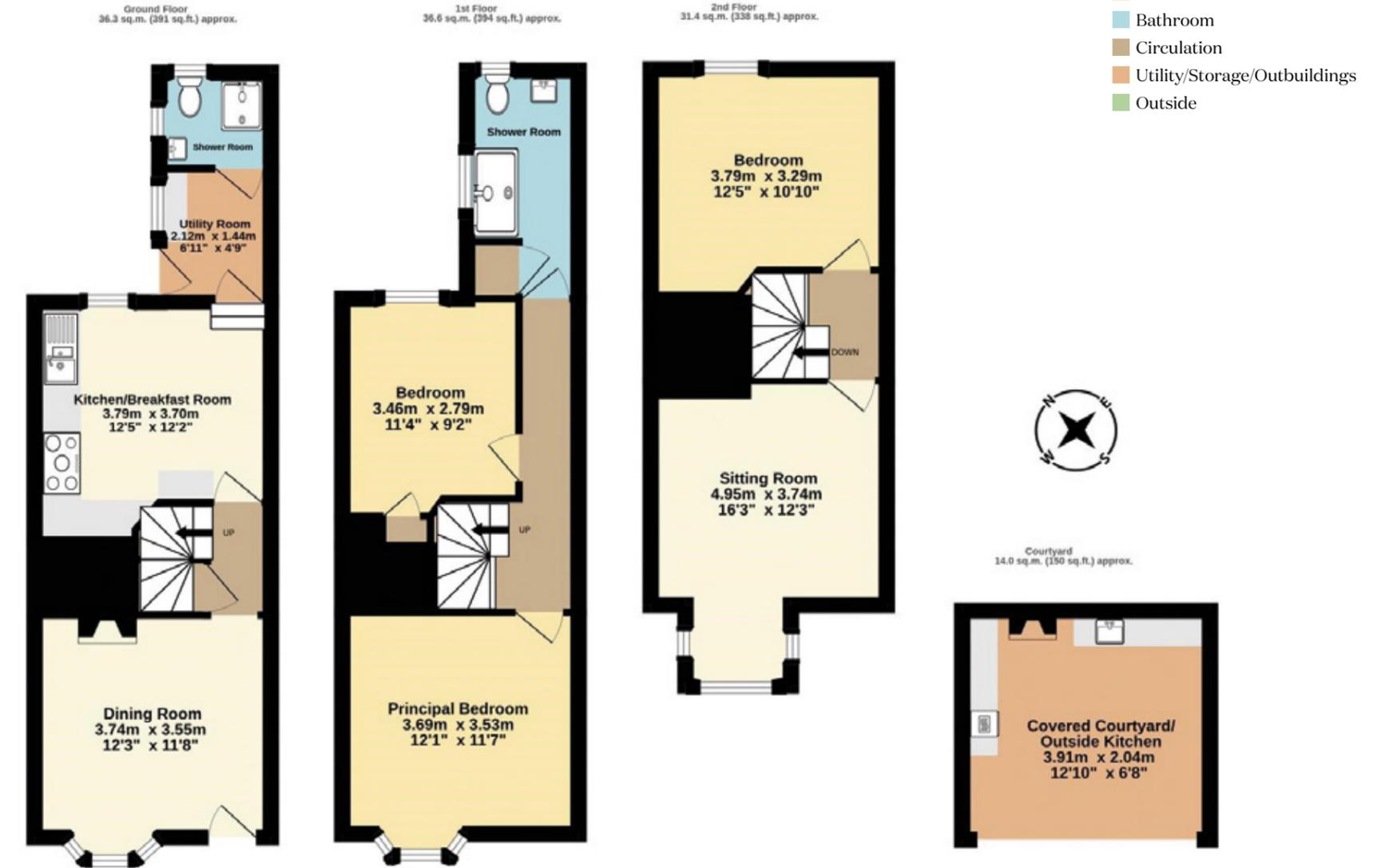
In summary, this exceptional property represents a harmonious blend of historic charm and modern conveniences, embodying an ideal lifestyle in the picturesque setting of Topsham.

## 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.

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