

# The Coach House, Riversmeet, Topsham, Devon

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A superb **waterfront home** with a wonderful garden, parking and easy access to Topsham.

Summary of accommodation

Ground Floor

Entrance hall | Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Bathroom | WC

First Floor

Principal bedroom with balcony | Two further bedrooms | WC

Outside

Boathouse with storage | Garage | Artist’s studio/Garden office | Further storage | Outbuildings with excellent development potential (subject to necessary consents)

Distances

Topsham station 0.6 miles (Exeter Central 15 minutes), Junction 30 M5 3.9 miles, Exeter city centre 5.3 miles  
Exeter Airport 5.3 miles (London City Airport 1 hour), Exeter St. David’s station 5.8 miles (Paddington 2 hours 2 minutes)  
Sandy Bay Beach (Blue Flag Winner 2019) 9.1 miles, Colyton 21 miles, Tiverton 26.4 miles  
(All distances and times are approximate)



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## Location

The Coach House is perfectly situated on the southern tip of Topsham - a small, pretty town known as one of the finest estuary towns in the south west of England. Accessed via Bowling Green Road, Riversmeet is a small cluster of houses located at the confluence of the rivers Exe and Clyst, and just along from the renowned RSPB nature reserve. With truly superb views across the Exe Estuary, the house leads down to the famous Goat Walk, where it is just a short stroll along the sea wall into town.

Communication links to the area are first class, with the M5 Motorway, A30 and A38 all being within easy reach. Topsham has a train station, offering regular services to Exeter, where there are two mainline stations providing regular services to London Paddington (in just over two hours) and Waterloo. Exeter International Airport has an ever increasing number of flights to UK and international destinations on a daily basis.

Topsham, famous for its annual Charter Day, has excellent facilities, with award-winning restaurants, coffee shops and pubs, and a variety of independent shops suitable for every day needs. The award winning Darts Farm Shop, with its popular food hall and restaurants, is only a five minute drive from the house (or it can be reached on foot across the Exe Estuary Trail). There is also an open-air swimming pool, a sailing club, Topsham Bowling Club, and various other societies hosting regular meetings. The River Exe, and the neighbouring East Devon AONB (National Landscape) offer wonderful walks and bike rides, with Dartmoor and Exmoor national parks within easy reach. The thriving city of Exeter, with a Waitrose supermarket, John Lewis store and the Princesshay shopping centre with its many shops and restaurants, is approx five miles by road, with regular trains from Topsham station, as well as buses and a cycle route.

There are excellent state and private schools in the area, covering both junior and senior level education, including Exeter School, Maynard School and the Cathedral School in Exeter. There is also Blundell's at Tiverton which offers a daily bus service from Exeter.



## The property

The Coach House is a wonderful opportunity to buy a truly unique home. Offering approximately 23 feet of river frontage and significant development potential, it has not been on the market for over 37 years. Sitting within its own grounds, behind a high stone wall, The Coach House has a superb approach, and parking on arrival. The property is accessed via an electric garage door, and small side door, offering total privacy and seclusion, with the house front door reached across an attractive, cobbled courtyard, featuring a historic Topsham pump & trough. There is a generous entrance hall which leads into this charming property.







The reception spaces are beautiful. There is a kitchen featuring an AGA, plus a separate dining room with views over the veranda, making it ideal for entertaining. The drawing room, complete with an open fire, and Jetmaster grate, is a wonderful space in which to relax, with direct garden access through double doors.

There are two double bedrooms and one single, including a fabulous principal bedroom with a Juliet balcony providing captivating views of the Estuary and garden. All bedrooms have plenty of built in storage.

Additionally, a substantial boathouse and woodstore offer conversion potential, subject to the necessary consents. For working from home there is also a separate office, previously used as an artist's studio, and good Wifi throughout.

Outside, the garden winds through a wooded path, with mature trees and shrubs, leading to a stunning lookout over the Exe Estuary and beyond - perfect for entertaining, or just enjoying the view.



## Services

Mains water and electricity. Shared septic tank. Oil fired AGA. Storage heaters.

## Directions

From the M5 westbound, exit the motorway at junction 30, signed Dawlish, Exeter, Sidmouth, Exmouth and Services. At the roundabout, take the first exit signed to Exmouth and Sidmouth, continue to the next roundabout, and take the third exit onto the A376 signed to Exmouth and Budleigh Salterton. Continue for about 2 miles, and at the second roundabout turn right onto Topsham Road. Drive past Darts Farm, and continue until you get to The Bridge Inn Pub. Take the next left down Elm Grove Road to the end of the road and bear left down the hill towards

the cycle path. Continue past the RSPB hide and to continue around the bend back towards the estuary. The Coach House is on the left-hand side.

## Property information

**Tenure:** Freehold

**Local Authority:** Exeter City Council ([www.exeter.gov.uk](http://www.exeter.gov.uk))

**Council Tax:** Band G

**EPC Rating:** E

**Offers in excess of** £1,200,000

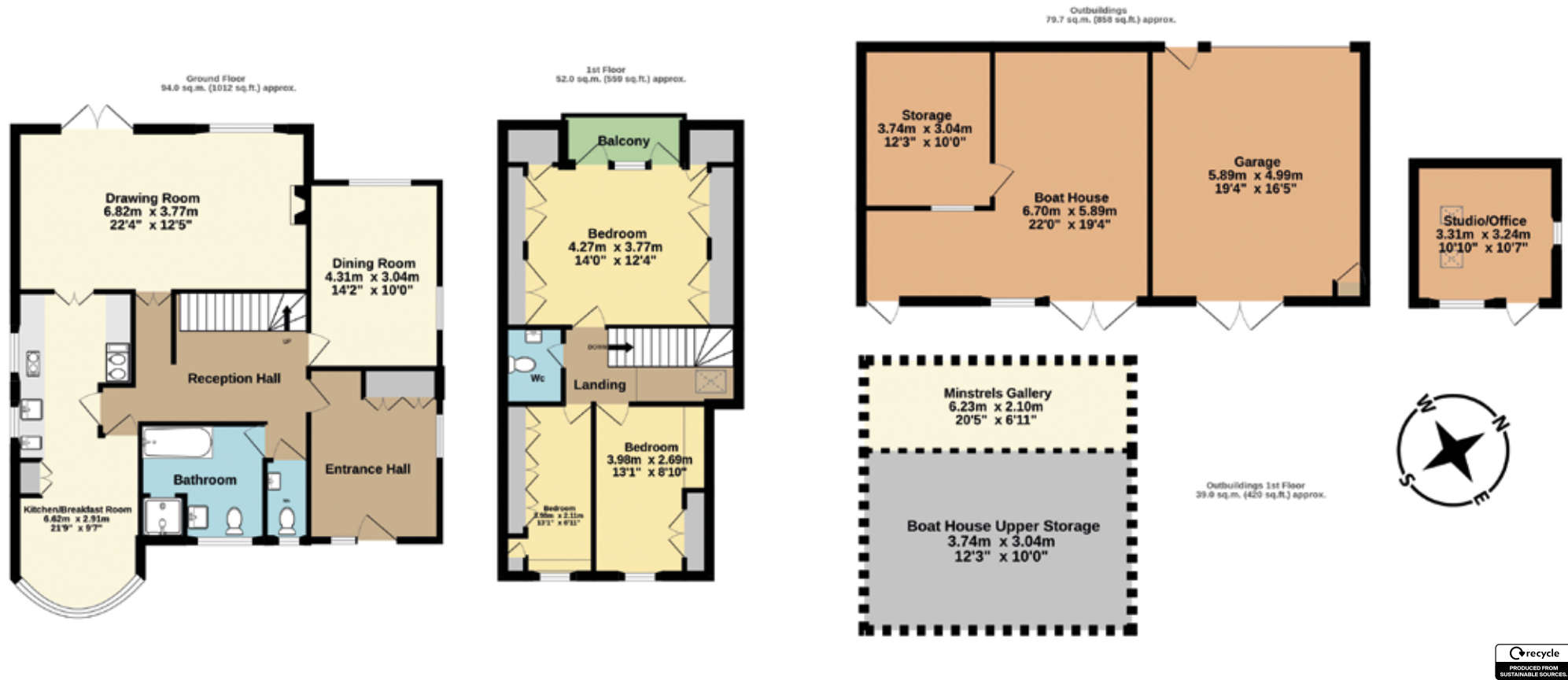




Approximate Gross Internal Floor Area  
264.7 sq m (2849 sq ft)

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



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 2025. Photographs and videos dated October 2024.

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