



East of 
ESTATE AGENTS

Tresillian Cottages
Topsham £925,000

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Beautifully extended 4-bed semi in Tresillian Cottages with stunning Exe Estuary views. Features include open-plan kitchen/living/dining with bi-folds to garden, master suite with Juliette balcony, loft bedroom, home office, off-road parking, and landscaped garden.

Extended Semi-Detached | 4 Bedrooms | Sitting Room/Kitchen/Dining Room | Master Suite | Off Road Parking | South Facing Garden | Stunning River Views | Sought-After Location |

DESCRIPTION

Occupying an enviable position with sweeping views over the nearby Exe Estuary, this beautifully extended four-bedroom semi-detached home in the sought-after Tresillian Cottages blends charming character with spacious, contemporary living. The property has undergone a substantial two-storey extension, thoughtfully designed to maximise light, space, and the picturesque surroundings. On the ground floor, the heart of the home is a stunning open-plan kitchen/living/dining space – a perfect area for entertaining or family life – featuring bi-fold doors that open directly onto the landscaped rear gardens, seamlessly connecting indoors and out. A separate, cosy sitting room offers a peaceful retreat, while a utility/laundry room with its own external access and a convenient ground floor WC provide practical functionality. Upstairs, the extended first floor boasts a generous master suite complete with fitted wardrobes, a sleek en-suite shower room, and a Juliette balcony offering uninterrupted views of the estuary – the perfect spot for morning coffee or evening sunsets. Two further bedrooms and a stylish family bathroom complete this floor. A further extension into the loft provides a spacious fourth bedroom, also enjoying elevated estuary views.



To the front, there is ample off-road parking for up to three vehicles, along with space for cycle and log storage. The rear gardens are a true delight – level, landscaped, and thoughtfully planted with mature borders. A large dining terrace with an outdoor kitchen area is ideal for alfresco dining, while a detached studio/home office provides a peaceful and private work-from-home solution. This exceptional home perfectly combines location, lifestyle, and living space, all just moments from the water's edge.

LOCATION

Tresillian Cottages enjoy a prime position at the Strand end of Topsham, one of Devon's most desirable and character-rich estuary towns. Nestled just a stone's throw from the Exe Estuary, this peaceful and picturesque location offers stunning water views and easy access to the scenic riverside walkways, sailing opportunities, and birdwatching spots that make this area so special. The Strand is Topsham's most iconic and historic street, lined with beautiful period homes and just a short, level walk from the heart of the town. Here you'll find a wonderful selection of independent shops, award-winning pubs and cafés, a popular outdoor swimming pool, and a lively community atmosphere. Topsham also benefits from excellent transport links, with a train station offering regular services to Exeter and Exmouth, as well as convenient access to the M5 and Exeter Airport. With its blend of coastal charm, heritage, and connectivity, this location perfectly balances relaxed estuary living with modern convenience.





Total area: approx. 159.1 sq. metres (1713.0 sq. feet)



Awaiting EPC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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