



East of 
ESTATE AGENTS

Cotton Hill
Cockwood £795,000

Cofton Hill

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The Thatch is a charming Grade II listed 4 bedroom detached home in the sought-after village of Cockwood. Immaculately presented, it features a self-contained one-bedroom annexe—perfect for multigenerational living, guests, or holiday letting.

4 Bed Detached Character Cottage | Grade II Listed
| Kitchen/Dining Room | 1 Bed Adjoined Annexe | 3
Reception Rooms | Utility Room | Double Garage
and Off Road Parking | Beautiful Garden with Patio
Area | Sought-After Location |

DESCRIPTION

The Thatch is a truly charming Grade II listed detached property, nestled in the heart of the highly sought-after village of Cockwood. Presented to an exceptional standard throughout, this unique and character-filled home offers remarkable flexibility, including a beautifully designed self-contained one-bedroom annexe—ideal for multigenerational living, guest accommodation, or as a holiday let opportunity. From the moment you arrive, the property's distinctive character is clear. Stone floors, original beams, and welcoming fireplaces with multi-fuel burners create a warm and timeless atmosphere. The ground floor offers a series of versatile living spaces, including a spacious snug that opens into elegant sitting room, separate dining room, and a generous kitchen/breakfast room that looks out over the delightful rear garden. Additionally, there is a well-appointed family bathroom, cloakroom, utility and bar. Upstairs, the home continues to impress with two further double bedrooms, and a charming shower room. Thoughtful details and traditional features run throughout, adding depth and personality to every corner.



The annexe can be accessed via its own entrance or through the main house and comprises a first-floor modern fitted kitchen, spacious lounge with front and rear windows, a double bedroom with en-suite bathroom and separate WC. It is an excellent addition for guests, family, or rental income. Outside, the property boasts beautifully maintained gardens, full of colour and life. With a mix of lawn, decking, well-stocked flowerbeds, and stone-chipped areas designed for low maintenance, it's the perfect retreat. Additional features include two garages, a timber storage shed, and a useful outdoor store. From the elevated position, the home enjoys superb far-reaching views-a rare and wonderful benefit. Blending period charm with practical, flexible accommodation, this outstanding home offers a unique lifestyle opportunity in one of South Devon's most desirable coastal villages.

LOCATION

Cockwood is a picturesque harbour village near Starcross, featuring a small village school, two popular pubs, and excellent public transport links, with regular buses to Exeter and Newton Abbot and Starcross train station just a few minutes' drive away. Dawlish Warren beach is easily accessible on foot or by bike via a dedicated path. The area offers additional shops, including a bakery, as well as a scenic nature reserve. Around half a mile away, along a quiet country lane, is Cofton Holiday Park, featuring a gym, swimming pool, and fitness classes.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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



EXETER OFFICE
18 Southernhay West Exeter EX1 1PJ
Tel: 01392 833999
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

EAST DEVON OFFICE
61 Fore Street Topsham Exeter EX3 0HL
Tel: 01392 345070
enquiries@eastofexe.co.uk
www.eastofexe.co.uk

WEST OF EXE OFFICE
Main Road Exminster EX6 8DB
Tel: 01392 833999
enquiries@westofexe.co.uk
www.westofexe.co.uk

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