



West of 

Higher Marsh Row

Exminster

Offers in excess of £700,000

Higher Marsh Row

Exminster O.I.E.O. £700,000

This remarkable four bed semi-detached period cottage dates back to the late 18th century, constructed from local red sandstone. This exceptional home has been thoughtfully extended and completely refurbished to an impeccable standard, seamlessly blending historic charm with modern luxury. The property features a spacious open-plan kitchen lounge with bi-fold doors that open onto a rear patio, offering breath taking panoramic views over the marshes and estuary towards Exton, Ebford and Lympstone. A stunning loft extension provides a top-floor bedroom with French doors and a glass balustrade, revealing commanding views of the surrounding countryside. With its meticulous renovation, wooden floors throughout the ground floor, and ample parking and storage, this property is presented in fantastic condition, with the added bonus of an air source heat pump and underfloor heating throughout.

Semi Detached | 4 Bedrooms | Open Plan Kitchen Lounge | Family Room | Dining Room | Family Bathroom | Cloakroom | Double Garage with Studio Above | Air Source Heat Pump | Completely Refurbished

LOCATION

Situated a short distance from the picturesque village of Exminster, 1 Higher Marsh Row enjoys a prime location just a 5-minute drive from the village centre and is within easy access to local amenities and services. For those who enjoy outdoor activities, the area is perfect for walking and exploring the beautiful Exminster Marshes and the surrounding countryside. The property is well-connected, with easy access to the vibrant city of Exeter, local beaches, and Dartmoor.

DESCRIPTION

Inside is a harmonious blend of historic charm and contemporary luxury. The ground floor welcomes you with a light and airy entrance lobby with connecting useful cloakroom/shower room – both with high ceilings. The family room is a true heart of the home, exuding warmth and character with its impressive inglenook fireplace, brick arched mantle, and solid fuel stove. Moving through, the central dining room, which features a set of elegant French doors leading to the family room, you will find a seamless transition between spaces that enhances the flow and functionality of the home. At the rear of the property lies the open-plan kitchen lounge-a modern masterpiece designed for both style and convenience. The kitchen is fitted with contemporary shaker-style in-frame doors, sleek granite



worktops, and a solid wood-topped central island that doubles as a breakfast bar. Overhead roof light windows flood the space with natural light, creating an airy and uplifting environment. The pièce de résistance is the pair of bi-fold doors that open onto a rear patio, offering stunning panoramic views across Exminster Marshes and allowing for a seamless indoor-outdoor living experience.

Ascending to the first floor, you will discover three well-proportioned bedrooms, each thoughtfully designed to provide comfort and tranquillity. The first-floor bathroom is a blend of classic and contemporary, featuring grey wood-panelled walls, white metro tiles, and a Victorian suite with a shower over the bath. The crowning jewel of the property is the second-floor bedroom, an exceptional space that offers a private retreat with unparalleled views. This fabulous top-floor bedroom is enhanced by French doors that open to reveal a glass balustrade, providing commanding panoramic vistas of the surrounding Exminster countryside.

Throughout the home, the blend of original period features and high-quality modern finishes create a living environment that is both aesthetically pleasing and functionally superior. Whether it's the wooden floors that flow across the ground floor or the carefully chosen fixtures and fittings, every detail of 1 Higher Marsh Row has been thoughtfully curated.

The property also benefits from the central heating and hot water being provided by a highly efficient Air Source Heat Pump enhancing the home's eco-friendly credentials, with underfloor heating throughout and digital thermostatic controls in every room.

GARDEN AND GROUNDS

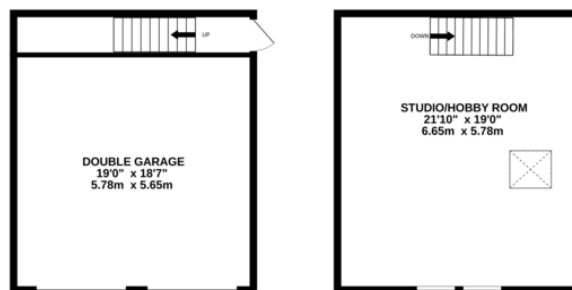
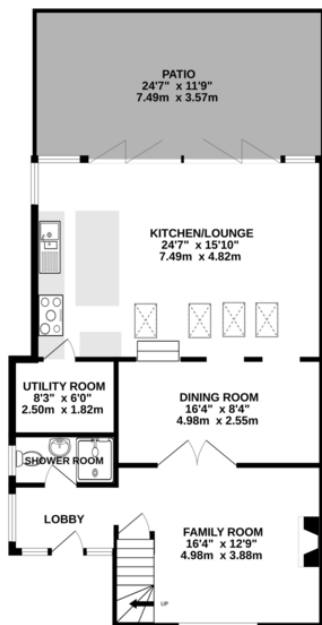
The exterior is equally enchanting, with gravelled parking at the front providing ample space for multiple vehicles.

A double garage with remote controlled electric roller doors and an overhead studio/hobby room offers additional storage and workspace.

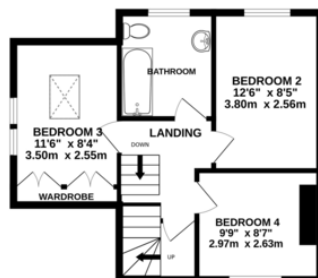
The rear garden, laid to lawn and bordered by a laurel hedge, provides a safe and spacious area for outdoor activities. The patio, extending across the front of the new extension and featuring glass balustrades, allows for uninterrupted views of the beautiful open countryside.



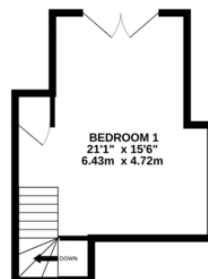
GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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



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