

School Hill, **Cockwood**, EX6 8RF

A fantastic and rare opportunity to purchase this detached bungalow sitting on a plot of 1/3 of an acre with stunning views over the River Exe. FREEHOLD, COUNCIL TAX BAND - F, EPC - D.

Guide Price £880,000

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LOCATION

Nestled within the picturesque surroundings of the Exe Estuary lies Cockwood, a charming former fishing village that boasts a rich history and a unique character. This quaint village is a harmonious blend of traditional period cottages clustered around the picturesque harbour, alongside individually designed properties that grace School Hill and Cofton Hill. The latter development has been evolving since the 1920s, driven by the awe-inspiring and ever-changing views it offers of the Exe estuary. Cockwood is more than just a place; it's a thriving community where residents enjoy a fulfilling lifestyle. The village is home to a beloved primary school and boasts two welcoming public houses. For daily conveniences, residents can rely on the well-stocked convenience store, a local surgery, and a nearby pharmacy located in the adjacent village of Starcross. Connectivity is excellent, with public transport options aplenty. Starcross is conveniently positioned on the Paddington–Exeter–Penzance main railway line, and Cockwood itself benefits from a frequent bus service available just off the harbour connecting Exeter, Newton Abbot, and Torquay. For a wider range of shopping and amenities, the vibrant town of Dawlish is a mere 4 miles away, while the historic University and Cathedral City of Exeter lies approximately 10 miles to the north. When it comes to leisure activities, Cockwood and its surroundings offer a plethora of options. Golf enthusiasts can challenge themselves on the 18-hole links and heathland courses at Dawlish Warren and Teignmouth. Dawlish Warren, a designated Site of Special Scientific Interest, is a haven for birdwatchers, attracting ornithologists from across the country. Its sandy beaches also provide a perfect setting for relaxation. Sailing and boating enthusiasts will find ample opportunities in the Exe and Teign estuaries, with notable

clubs like Starcross Yacht Club and Fishing and Cruising Club adding to the maritime charm of the region.

RECEPTION HALL

Radiator. Access to loft space. Walk-in cloaks/storage cupboard. Panelled doors to Bedrooms and shower room. Small paned glazed doors to Lounge & Dining Room.

SITTING ROOM

Double Glazed picture window to rear affording fine views over the Exe Estuary to Exmouth and over the inside of Dawlish Warren. Radiator: Dressed limestone surround to a fireplace, small paned glazed double doors to Dining Room.

KITCHEN/BREAKFAST ROOM

A superbly appointed room affording panoramic estuary views. Double Glazed windows to the rear and double glazed sliding patio doors giving access to the raised terraced from the Breakfast area. The Kitchen Area: Comprehensively fitted to 3 walls with a range of modern white base and wall mounted cupboard and drawer units with work surfaces. Fitted appliances comprising eye level electric oven and electric four ring hob, integrated dishwasher and space for an American style fridge/freezer. Inset single drainer sink unit with mixer tap. Part-tiled walls and concealed work surface lighting. Small paned glazed door to Inner Hallway. The Breakfast Area has a radiator. Ample space for comfy chairs and access to the raised terrace taking in the stunning views.

DINING ROOM

Radiator: 2 full height built-in cupboards housing the central heating and hot water boiler. Small panelled glazed door to Inner Hallway, and matching glazed double doors to the sitting room.





BEDROOM 1

UPVC Double glazed window to the side and patio doors to the rear aspect with views of the estuary. Radiator and fitted double wardrobe.

BEDROOM 2

Double Glazed window overlooking front garden. Radiator

BEDROOM 3

Double glazed window overlooking front garden. Radiator.

BEDROOM 4

UPVC Double glazed window to the side. Radiator.

GARDEN ROOM

A great additional space to the property with window to the side and doors leading to the rear garden. This room could be used for a variety of purposes subject to the individual needs of the buyer.

MAIN SHOWER ROOM

Double glazed window to the front. Tiled walls. Suite comprising walk in shower with glass screen, wash hand basin with storage below and low level close coupled WC. Wall mirror.

SECOND SHOWER ROOM

Double glazed window to side. White suite comprising shower cubicle fitted with electric shower unit, wash hand basin and low level, close coupled WC. Tiled walls. Radiator.

UTILITY ROOM

Glazed external door and window to side. Full height shelved cupboard. Radiator: Work surface with inset single drainer, stainless steel sink unit and space and plumbing for washing machine. Electric consumer unit.

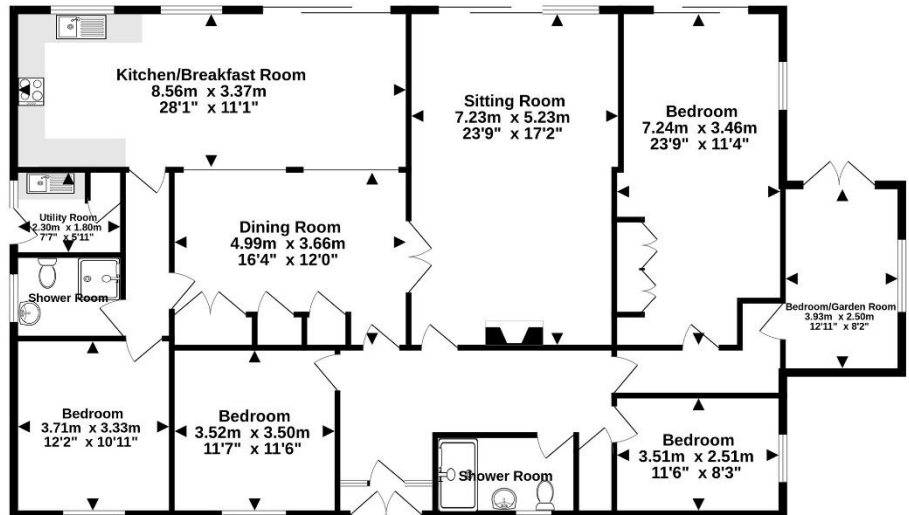
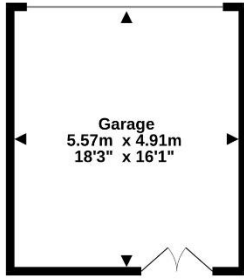
OUTSIDE

Access over a privately owned driveway to a Double Garage. To the front of the property: A raised lawned garden planted with specimen trees and shrubs. The rear garden, gently sloping away from the property is laid to lawn with specimen shrubs and trees, and flower beds. To the immediate rear of the property a raised terrace with glass and stainless steel balustrade accessed from the breakfast Room is a stunning space to take in the views on offer.



Garage
27.3 sq.m. (294 sq.ft.) approx.

Ground Floor
161.5 sq.m. (1954 sq.ft.) approx.



TOTAL FLOOR AREA : 208.8 sq.m. (2248 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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