

West Cliff, **Dawlish**, EX7 9DN

A Coastal Gem – Detached Residence with Breathtaking Sea Views & potential for a self-contained annexe. Perched in a coveted coastal position, this stunning detached home offers an exceptional lifestyle opportunity with uninterrupted panoramic sea views and a generous array of living space. Boasting timeless charm and contemporary comfort, the property features two elegant reception rooms, a spacious dining room ideal for year-round enjoyment, and a well-appointed kitchen. Accommodation is both flexible and extensive, comprising five/six bedrooms and four bathrooms – perfect for growing families or those seeking space to entertain. Adding to the appeal is the potential to create a superb self-contained one-bedroom annexe, complete with its own private entrance – ideal for multi-generational living, guest accommodation, or potential holiday-let income. A rare opportunity to acquire a coastal retreat of this calibre – early viewing is highly recommended.

FREEHOLD, COUNCIL TAX BAND - G, EPC - D.

Guide Price £799,950

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UPVC DOUBLE GLAZED DOUBLE DOORS LEAD TO..

RECEPTION HALL

An impressive and particularly spacious reception area having an original wide period turning staircase rising to the landing above with polished handrail and delicately turned spindles. Ornate ceiling frieze with corbels. Two double radiators. Window to front. Access through to:

REAR HALL

Situated adjacent to the reception hall a feature arch opens on to this area which has a window and door opening on to the rear terrace. Radiator. Ceiling rose. Ceiling corning.

SITTING ROOM

A wonderful triple-aspect room with bay window to rear enjoying panoramic sea and coastal views. Marble effect fireplace with inset flame-effect gas fire with marble hearth and back. Matching mirror over. Three double radiators. Picture rail. Ornate ceiling frieze and two ceiling roses. Television and telephone points. Feature pillars with ornate frieze either side of bevelled small paned double doors to:

OFFICE

A bay window to rear with views similar to the sitting room, another room of character with picture rail, ceiling frieze and ceiling rose. Two double radiators. Feature archway through to the sitting room. Concealed downlighting.

INNER HALLWAY

Accessed from the reception hall with cloak space. Radiator. Coved ceiling. Cupboard under stairs with electric & gas meters. Second set of stairs rising to the first floor. Doors to:

CLOAKROOM

Stylish suite comprising: close coupled WC., wash basin. Radiator. Extractor fan. Obscure window to rear. Coved ceiling.

KITCHEN

An L shaped room comprehensively fitted with a modern range of base and eye-level storage units. Double stainless-steel sink unit and mixer tap with adjoining wood-block style worktop surface in tiled surround. Space for a Range cooker. Currently induction the cooker is set within a range surround with an extractor canopy and display mantle over. Plumbing and space for dishwasher. Walk-in larder cupboard with shelving. Radiators. Recessed ceiling down-lighting. Window to rear with deep sill and sea views. Obscure window to front. Space for American style fridge/freezer. Door to:

UTILITY ROOM

Stainless steel sink unit with storage unit under. Eye level storage cupboard. Plumbing and space for washing machine. Radiator. Fitted shelving.

DINING ROOM

Being L shaped this particularly spacious room enjoys wonderful far reaching sea and coastal views. uPVC double glazed windows, twin French doors opening onto the rear terrace and flagged side terrace. Two double radiators. Wall lights.

FIRST FLOOR LANDING

Window to front. Ornate ceiling frieze. Picture rail. Ceiling rose. Doors to:





MASTER BEDROOM SUITE

Bay window to rear enjoying superb sea views. Window to side. Two double radiators. Wall lights over bed. Picture rail. Ceiling frieze and rose. Door to:

DRESSING ROOM

With hanging space and storage shelves. Picture rail and coved ceiling. Obscure window and radiator.

EN SUITE BATHROOM

A wonderful room with bay window to rear, with views from the free standing bath with mixer tap over. double width walk in shower enclosure. Close coupled WC with concealed cistern. Twin pedestal wash hand basins. Fitted mirrors. Two double radiators. Linen cupboard with slatted shelves. Heated towel rail. Extractor fan. Picture rail. coved ceiling and ceiling rose.

INNER LANDING

Accessed from the main landing with stairs to the ground and second floor levels. Two radiators. Window to front. built in airing cupboard with radiator and central heating system. Doors to:

GUEST BEDROOM SUITE

Two windows to rear with panoramic sea views. Two double radiators. Picture rail. Coved ceiling.

EN SUITE BATHROOM

Comprising panelled bath, mixer tap. Close coupled WC. Hand wash basin. Double width shower cubicle with shower unit. Double radiator. Window to front. Extractor fan. Recessed ceiling down lighting.

BEDROOM

Window with rear outlook with lovely sea views. Radiator. Picture rail. Coved ceiling.

SHOWER ROOM

Suite comprising shower cubicle and shower unit. Close coupled WC. Wash basin. Radiator. Recessed ceiling down lighting. Two obscure windows.

SECOND FLOOR LANDING

Window to front. Doors to:

BEDROOM

Set up as 2 inter-linking rooms with windows to rear with sea views. Radiators.

BATHROOM

Window to front. Radiator. Stairs rising to boarded loft area, currently used as a studio and suite comprising bath with shower over, WC, pedestal wash hand basin and radiator.



BEDROOM

Window to rear with sea views. Radiator.

BATHROOM

Window to front. Radiator. Stairs rising to boarded loft area, currently used as a studio and suite comprising bath with shower over, WC, pedestal wash hand basin and radiator.

LOFT/STUDIO ROOM

(with restricted ceiling height). A most useful studio or playroom with two double glazed Velux windows to rear. Recessed ceiling down lighting. Pine pitched roof with exposed trusses. Doors to eaves storage area.

BATHROOM

White suite comprising; panelled bath with mixer tap. Close coupled WC. Pedestal wash basin. Shower cubicle with shower unit. Double radiator. Extractor fan. Recessed ceiling down lighting. Window to front.

POTENTIAL ANNEXE

This would be ideal for a dependant relative or as home an income etc. The annexe has independent access from the main house and an internal staircase leading to the main hallway, creating a versatile space dependant on the individual buyers needs. Currently arranged as 2 bedrooms and bathroom to the main house but could make a 1 bedroom annexe.

BEDROOM

Window to rear. Double radiator. Built-in cupboard.

BEDROOM

Window to rear. Double radiator.

KITCHEN

Inset stainless steel sink unit and drainer set in the adjoining granite work surface with tiled surround. fitted high gloss base and eye-level storage cupboards, double oven, wood floor covering. Walk-in storage cupboard. Obscure window to front.

SHOWER ROOM

Double-width cubicle with shower unit. Dual-flush close-coupled WC. Wash basin with storage below. Airing cupboard with radiator. Heated towel rail. Obscure window.

REAR LOBBY

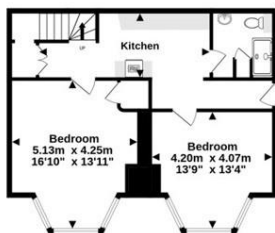
Accessed from the kitchen with door to side having independent access. Double radiator.

OUTSIDE

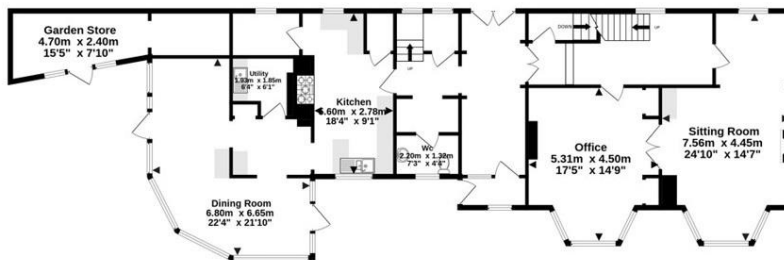
A paved driveway leads to the rear of the property providing ample parking. From the parking area steps lead up to a large timber decked terrace enjoying wonderful views of the sea and coast. From the terrace there is access to the dining room and a pathway to a further flagged patio area with a useful store-room and also has a covered deep well. The flagged terrace is walled on two sides providing a high degree of privacy.



Lower Ground Floor
59.7 sq.m. (643 sq.ft.) approx.



Ground Floor
157.8 sq.m. (1699 sq.ft.) approx.



TOTAL FLOOR AREA : 431.0 sq.m. (4640 sq.ft.) approx.

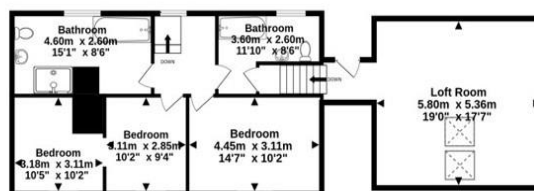
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1st Floor
121.1 sq.m. (1304 sq.ft.) approx.



2nd Floor
92.3 sq.m. (994 sq.ft.) approx.



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