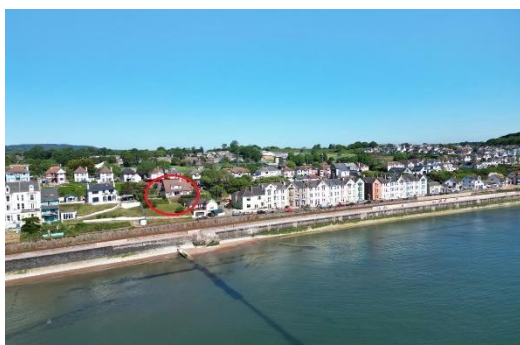


Exeter Road, **Dawlish**, EX7 0AB

A Rare Coastal Gem. Set on a stunning coastal plot with breath-taking panoramic sea and coastline views, this unique detached four-bedroom residence offers a rare opportunity to acquire a characterful home not far from the town centre of Dawlish. While requiring some modernisation, the property presents exceptional potential for refurbishment, extension, or reconfiguration (subject to permissions), making it a highly desirable proposition for discerning buyers. FREEHOLD, COUNCIL TAX BAND - F, EPC - F.

£599,950

01626 862379

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**External Description** - Nestled just above the shoreline and railway line, Sea Lawn Cottage enjoys an elevated front-row position with uninterrupted sea views across Lyme Bay. A generous private driveway provides off-road parking behind wooden double gates. The property boasts a private patio area, mature boundaries, and part walled perimeter offering both charm and privacy. The lawned garden is arranged over two main levels with offering both privacy and areas to enjoy the stunning views throughout the day.

**Ground Floor:**

**Entrance Hall** - Welcoming hallway with patterned wallpaper and period. Offers access to the principal reception rooms, under stairs storage cupboard and ground floor W.C.

**Sitting Room** - A truly impressive and spacious sitting room with dual-aspect picture windows and patio doors that frame outstanding sea views. Traditional wooden wall panelling, decorative ceiling beams, and multiple seating zones create a warm and versatile entertaining space. A focal fireplace adds character and charm. Staircase leading to the first floor.

**Dining Room** - Located just off the sitting room, this light-filled dining area features a picture window that floods the room with natural light while offering stunning views out to sea. Ample room for a family dining table and sideboard.

**Kitchen/Breakfast Room** - A generously proportioned kitchen with a wide range of cabinetry, breakfast bar seating for four, and a large picture window. Though dated, the room offers huge scope for redesign to create a modern culinary space, with the potential to open further into the dining room (subject to permissions and consents being granted).

**Utility/Laundry Room** - A large utility area with external access, perfect for laundry, storage, or conversion into additional living accommodation.

**Ground Floor W.C.** - A convenient cloakroom with toilet and wash basin, ideally situated for guests.

**First Floor:**

**Bedroom 1** - A spacious double bedroom with angled ceilings, dual windows, and breath-taking views across the sea and coastline. Generous space for wardrobes and additional furnishings.

**Bedroom 2** - Another double bedroom with window that enjoys direct coastline views. This room is bright and welcoming with potential to become a stunning principal or guest bedroom.

**Bedroom 3** - A comfortable single bedroom with window, views and built-in storage options. Ideal as a nursery, home office or occasional guest room.







**Bedroom 4** - A charming single room with window, perfect for use as a study or child's bedroom.

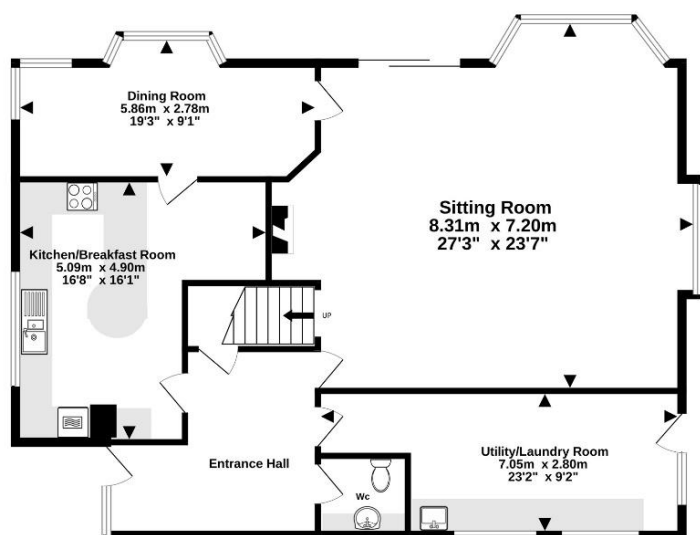
**Family Bathroom** - The bathroom includes a bath, wash basin, and W.C. In need of updating but offers excellent space for a luxurious modern suite.

This is a rare opportunity to secure a prime-positioned coastal residence in Dawlish. Whether you're seeking a family home, a refurbishment project, or a lifestyle retreat, Sea Lawn Cottage offers the location, views, and potential to create something truly special.

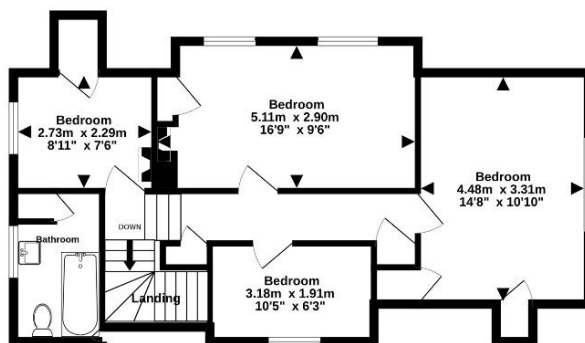




**Ground Floor**  
118.2 sq.m. (1273 sq.ft.) approx.



**1st Floor**  
58.3 sq.m. (627 sq.ft.) approx.



**TOTAL FLOOR AREA : 176.5 sq.m. (1900 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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