

Cofton Hill, **Cockwood**, EX6 8RB

Superb views over the Exe Estuary can be enjoyed from this well presented cottage situated in the heart of this highly regarded harbourside village.

Entrance Porch, Living Room, Kitchen, Shower Room, 2 Double Bedrooms, Sunny Garden.

Tenure: Freehold. Council Tax: B. EPC: C

£245,000

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## Location

The property is the middle cottage of three which enjoy an elevated position in a highly regarded village on the Exe Estuary. The village offers an excellent primary school and harbourside pub, both of which are within 100 yards. Regular bus services to Exeter and Dawlish are less than a quarter of a mile away and further facilities can be found in the neighbouring village of Starcross which is about half a mile away. These include convenience store, chemist, doctors surgery, church, sailing club and railway station. The sandy beach at Dawlish Warren is about two miles from the cottage and can easily be reached on foot or by bike along the dedicated path. Here there are further shops including a bakery and there is also a nature reserve. About half a mile along a quiet country lane is Cotton Holiday Park which offers a gym, swimming pool and fitness classes.

## Accommodation

The cottage offers well presented, up to date accommodation which retains it's period charm with feature fireplaces and natural

wood doors to the irregular shaped rooms. It is fitted with uPVC double glazed windows and gas central heating with radiators to all principal rooms. The main feature of the cottage is naturally the stunning view which extends over the harbour and miles up the River Exe to the north and over the estuary towards Dawlish Warren, Exmouth and out to sea in the opposite direction. These views can be best enjoyed from the sitting room, main bedroom and attic room whilst the second bedroom offers a lovely outlook towards the nearby countryside.

From the road steps lead up to the row of cottages and a path across the neighbouring property leads to the cottage. Entry to the property is via a porch which in turn leads to the sitting room with feature fireplace and wood panelled recess with shelving, stairs lead to the first floor and a door leads to the kitchen and shower room. The kitchen is fitted with a modern range of units with built in electric oven and hob. The shower room incorporates a utility area with plumbing for washing machine and is fitted with a white







suite including a walk-in shower enclosure with mains fed shower.

On the first floor are two double bedrooms, both with feature fireplaces with the main bedroom offering the estuary views, which can be enjoyed while lying in bed. The second bedroom looks towards nearby countryside. An open tread staircase leads up to the attic space which has very limited head height and a Velux window which offers the best of the view.

### Outside

To the front of the property is a paved terrace area of garden which provides the perfect place to relax in the sun and enjoy this beautiful setting.

### Measurements

#### Living Room

16'9" x 13'2" (5.11m x 4.01m)

#### Kitchen

7'5" x 6'6" (2.26m x 1.98m) irregular shape

#### Shower Room

11'6" x 5'5" (3.51m x 1.65m) irregular shape

#### First Floor

##### Bedroom 1

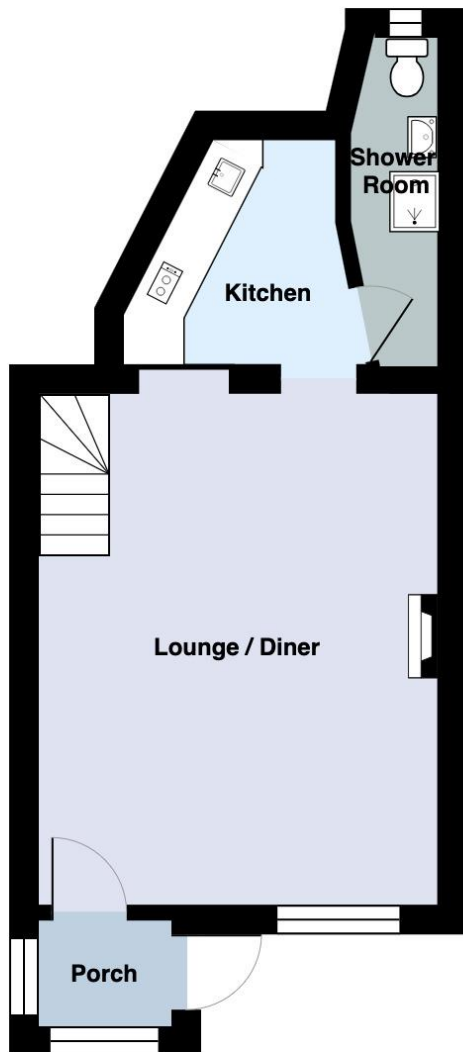
13'5" x 8'5" (4.09m x 2.57m)

##### Bedroom 2

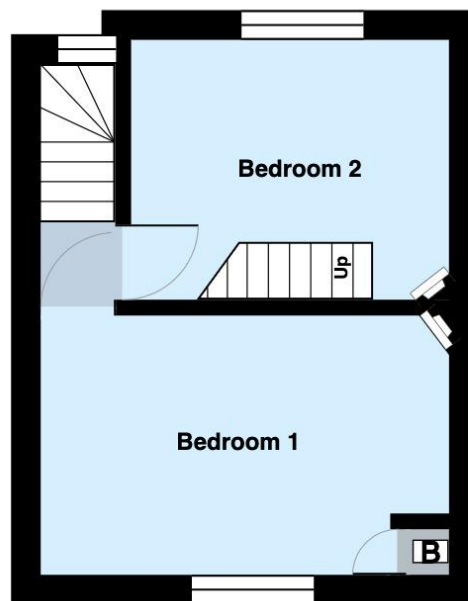
10'9" x 8'5" (3.28m x 2.57m)







**Ground Floor**



**First Floor**



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