



ROCK COTTAGE

Cockwood, Devon



AN IMPRESSIVE, WELL PRESENTED, SPACIOUS,
GRADE II LISTED HARBOURSIDE HOUSE WITH
SEPARATE ANNEXE, LARGE GARDENS AND
STUNNING ESTUARY AND HARBOUR VIEWS

Summary of accommodation

Ground Floor: Entrance hall | Conservatory | Sitting room | Dining room | Study | Family room | Kitchen/breakfast room | Utility room | Cloakroom | Scullery

First Floor: Principal bedroom/bathroom suite | Three further bedrooms | Two bathrooms

Second Floor: Two bedrooms plus two additional storage rooms/bedrooms

Apple House: Sitting/dining room/kitchen | Cloakroom | Bedroom | Bathroom

Outside: Parking | Double garage | Store | Courtyard and terraces | Landscaped gardens | Paddock

In all about 1.32 acres

Distances: Dawlish 3.5 miles, Teignmouth 6.5 miles, Exeter 10 miles
(All distances are approximate)

Offers in excess of £1,500,000

SITUATION

Cockwood is a picturesque, historic and popular estuary village, at the mouth of the Exe Estuary, known for and centred around its pretty, tidal, harbour. With its coastal cottages and hillside houses, the village has a pub, the harbourside Anchor Inn as well as a well-regarded primary school. There is easy access to estuary walks, sandy beaches and the South West Coastal Path. The sandy beach, nature reserve and links golf course at Dawlish Warren is less than 2 miles away, with the beaches at Dawlish, Teignmouth and Exmouth also within easy reach.

The neighbouring village of Starcross has a train station, primary school, doctor’s surgery, pharmacy, convenience store, church and pubs and, during the summer months, there is a passenger ferry providing a scenic estuary crossing to Exmouth, with its two mile sandy beach and marina.

Nearby is historic Powderham Castle, hosting a variety of events throughout the year with garden centre, farm shop and restaurant. The coastal town of Dawlish provides a good selection of independent shops, cafes, pubs, restaurants, supermarkets, primary and secondary schools.

The Exe Estuary is renowned for its beauty and abundant wildlife. The Exe Estuary Trail is a 16 mile, mostly flat, cycle and walking route around the estuary. There are many opportunities for boating, sailing and a variety of other watersports locally and at other nearby places including Exmouth and Topsham.

The glorious South Devon coast and the spectacular scenery of Dartmoor National Park are both within easy reach. The university and cathedral city of Exeter provides a comprehensive range of shopping, cultural, leisure and sporting facilities. Excellent schools include Exeter College and private schools such as Exeter School and Maynard School for girls. Exeter University is one of the UK’s top universities. There are good road links, easy access to the M5 motorway and Exeter airport. Nearby Starcross station provides local and mainline services, London Paddington being within two and a half hours.



THE PROPERTY

Rock Cottage occupies an idyllic harbour-side setting, off Harbour Way, overlooking the River Exe and the picturesque harbour at Cockwood with its bobbing fishing boats.

The house is Grade II listed being of architectural or historical interest consisting of ‘two parallel ranges, the front range early 19th century and the rear range mid 19th century’. It is an impressive and spacious period house on three floors, sympathetically modernised and enjoying stunning views over the estuary and harbour. The classic late Georgian/Victorian design and style includes sash windows and wellproportioned, high-ceilinged rooms typical of the architectural period, with features such as attractive fireplaces, decorative cornicing and ceiling mouldings.





The entrance drive leads into a broad gravel parking and turning area in front of the house. Double entrance doors open into the conservatory and entrance hall. Off the hall are the four main reception rooms: the 23 foot sitting room with bay window, fireplace with woodburner and French doors to the terrace; the dining room, also with French doors to the terrace; and the study and family room.

To the rear of the house is the split level, open plan, kitchen/breakfast room with stone tiled floor, fitted kitchen, dining area and a glass-topped feature well. From the kitchen, a door leads to the rear porch/boot room and access to the courtyard. A utility room, guest cloakroom and scullery also lead off the kitchen.

The first floor comprises the principal ensuite bedroom with large bay window overlooking the river, three further bedrooms and two bathrooms. There are a further two bedrooms on the second floor plus an additional two storage rooms/bedrooms. The bedrooms all benefit from delightful estuary, harbour and rural views.





To the side of the house is a detached cottage, the Apple House, providing a delightful and comfortable self-contained one bedroom annexe with private terrace and lovely harbour views, currently being run as a successful holiday let.

The gravel drive leads past the house to the double garage. To the rear of the house is an attractive enclosed courtyard incorporating the store shed and gardener's WC, and providing access to the Apple House and back gate onto Harbour Way. French doors from the sitting and dining rooms open to a south facing terrace. To the front of the house are extensive, landscaped, gardens with lawns and ornamental shrubs and trees, providing stunning river and sea views. On the opposite side of the road is a paddock.





PROPERTY INFORMATION

Tenure: Freehold

Services: Mains gas, water, electricity and drainage.

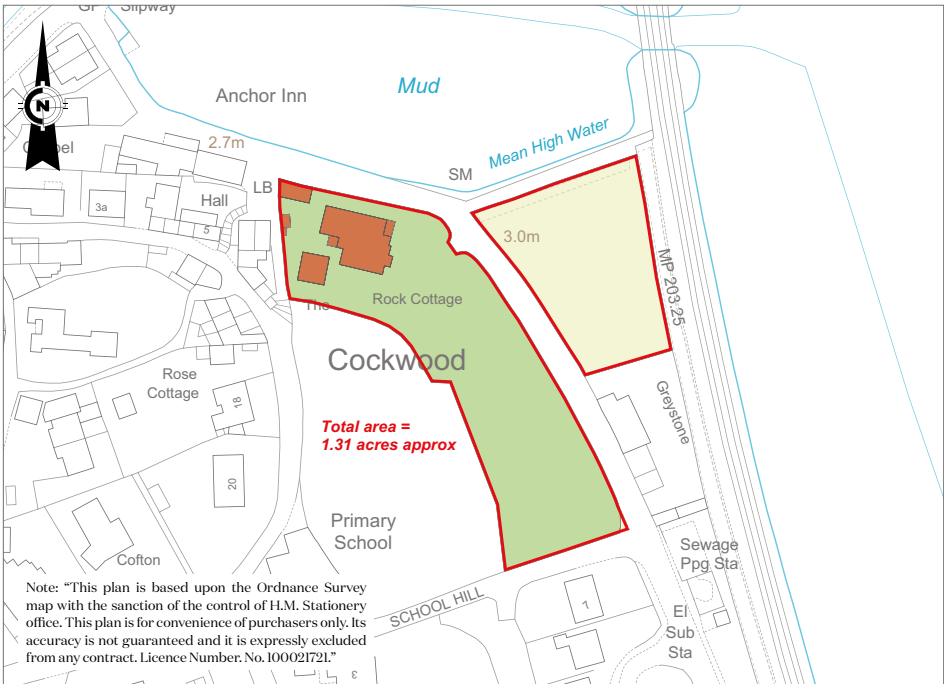
Local Authority: Teignbridge District Council: 01626 361101

Council Tax: Band G

EPC: House: C | Annexe: C

Directions: EX6 8SG

what3words: ///winning.bootleg.leaky



Approximate Gross Internal Area
595.0 sq m (6405 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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