



West of **EXE**

Cofton Hill

Cockwood

£1,000,000

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SUBSTANTIAL PRICE REDUCTION FOR QUICK SALE!

Stylish, sustainable and perfectly positioned is this thoughtfully designed home with individual style, light and spacious interiors, and a superior standard of finish. Boasting impressive eco A rated credentials, this contemporary build offers flexibility for modern living. Set in a prime location, it enjoys breathtaking views of the Exe Estuary and beyond. A truly exceptional property which must be viewed to appreciate what's on offer! Chain Free!

Exceptional detached property | 4 large double bedrooms – 1 En-suite | Superior standard of finish | High A Rating EPC | Over 2,800 sq ft of accommodation | Beautiful landscaped gardens | Ample parking and large double garage | Wonderful sun deck with heated pool | Versatile, efficient and sustainable living | Outstanding views over the Exe estuary and beyond

DESCRIPTION

A rare opportunity to acquire an exceptional contemporary home offering over 2,800 sq ft of beautifully appointed accommodation. Set in an elevated position within the highly sought-after estuary village of Cockwood, the property enjoys outstanding panoramic views across the Exe estuary and beyond. Designed and finished to an impeccable standard, this unique residence combines architectural elegance with impressive eco-credentials and meticulous attention to detail.

Occupying a substantial plot, the home is surrounded by exquisitely landscaped grounds, generous off-road parking, and a large double garage.

From the moment you enter, the home is designed to impress. A striking double-aspect entrance hall, with expansive patio doors opening onto a small balcony, perfectly frames the breathtaking estuary views. At the heart of the property lies a spacious, light-filled open-plan kitchen, dining, and living area. The high-quality kitchen features wood-grain cabinetry, polished granite work surfaces, excellent storage-including a large matching central island-and a stunning bi-fold window that captures uninterrupted estuary vistas. Sliding doors at the rear open directly onto the sun deck and pool area, creating an exceptional space for entertaining.



The generous living accommodation continues with a superb double-aspect lounge, also benefiting from large sliding doors to a balcony with far-reaching views.

Located across the entrance hall, the principal bedroom suite offers a spacious bedroom, dressing area, and en-suite, enabling the home to function comfortably as single-level living if desired. Stairs from the entrance hall lead to the ground-floor lobby, which is spacious enough to accommodate a lift if required. This level provides three further well-proportioned double bedrooms, a high-quality family bathroom, a utility room, and internal access to the garage. All bathrooms are finished to an excellent standard.

In keeping with its eco-conscious design, the property benefits from solar panels with battery storage, a heat-source pump with air-circulation system supplying the underfloor heating and hot water, a built-in vacuum system, and a 3-phase MVAR electrical setup.

Meticulously maintained throughout, this exceptional residence presents a rare chance to secure a spacious, luxurious, and energy-efficient home in one of the area's most desirable locations.

LOCATION

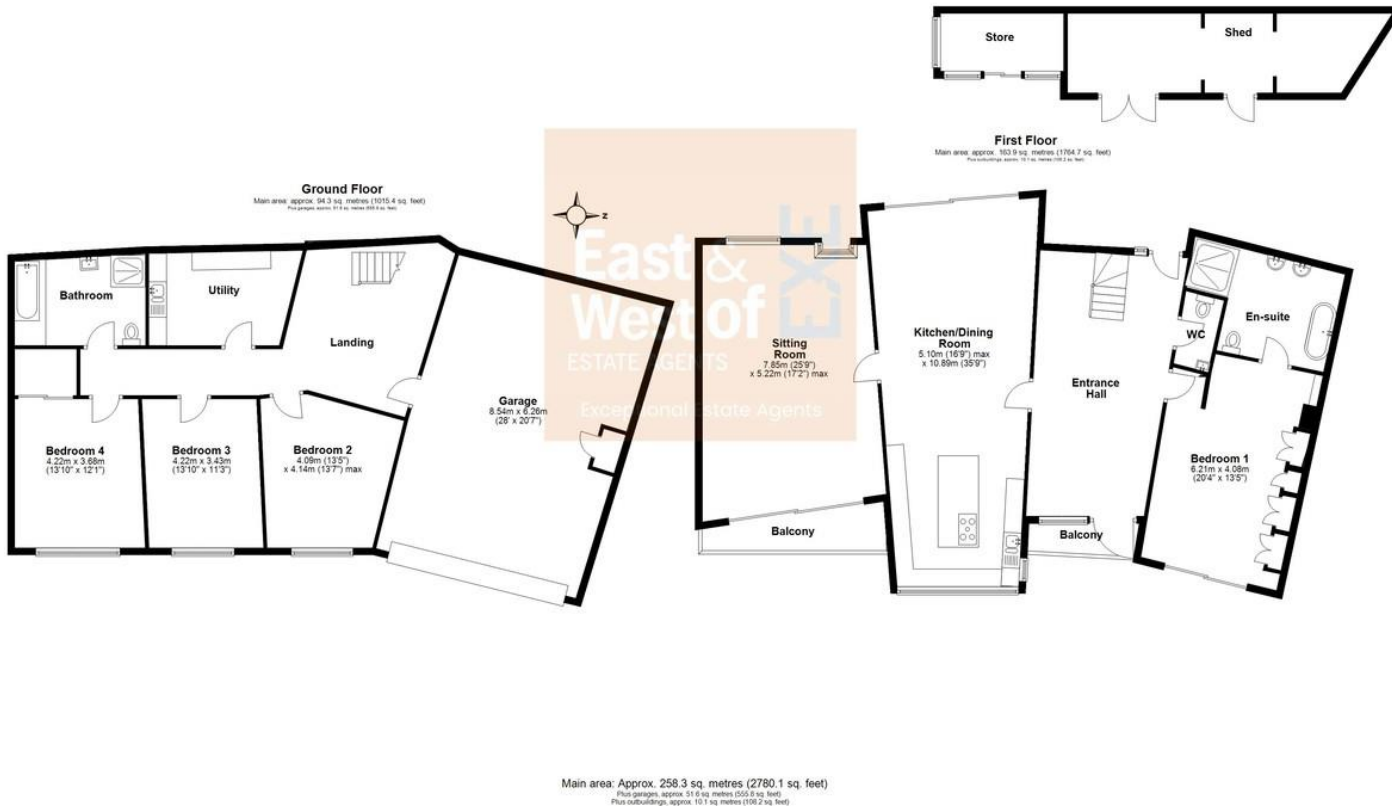
Cockwood is a charming harbour village near Starcross, offering a small village school, a well-regarded pub/restaurant, and excellent public transport links. Regular bus services connect to Exeter and Newton Abbot, while Starcross train station is only a few minutes' drive away. Dawlish Warren beach is easily reached on foot or by bicycle via a dedicated path. The surrounding area provides a selection of local amenities, including a bakery and additional shops, as well as access to a scenic nature reserve. Approximately half a mile along a quiet country lane is Cofton Holiday Park, which features a gym, swimming pool, and a range of fitness classes.

Directly across the estuary lies the large coastal town of Exmouth, accessible by a local ferry service, and the village is situated just nine miles south of Exeter. Nearby Starcross offers further conveniences, including a local store, pharmacy, doctor's surgery, and primary school. Exeter itself is within easy reach and provides a wealth of cultural attractions, including theatres, a museum, an arts centre, and an 8

AGENTS NOTES:

To the best of the Vendors knowledge they have advised the following:
Tenure: Freehold
Council Tax Band: F
Council: Teignbridge District Council
Parking: Driveway parking for a number of vehicles and large double garage
Garden: Landscaped gardens and grounds surround the property
Electricity: Mains and Solar Panels
Heating: Air source heat pump
Water: Mains
Sewerage: Mains
Broadband: .
Mobile Coverage: Various networks are available at this property





Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A	99	101
91-95	B		
80-85	C		
69-77	D		
55-68	E		
39-54	F		
13-38	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC
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