

# Staplake Mount Cottages, **Starcross**, EX6 8PF



A superb individual home enjoying a tucked-away position within a small courtyard development, situated in a popular estuary village with excellent transport links. Fabulous open plan living space, large double bedroom, en suite shower room, bathroom. Scope to create second bedroom. Enclosed courtyard, garage, two parking spaces. Tenure: Freehold. Council Tax Band: D. EPC: C.

£275,000

01626 862379

[www.fraserandwheeler.co.uk](http://www.fraserandwheeler.co.uk)

**FRASER & WHEELER**

## Location

The property forms part of a small development of just three properties set around a central courtyard and is approached via a private lane. It enjoys a wonderful, secluded and peaceful setting just a few yards from open countryside and close to the river, offering a fantastic opportunity for a range outdoor pursuits.

It is also located just off a level cycle route offering a gentle ride to the beach, or Exeter in the opposite direction, past a selection of well renowned pubs. There are beautiful walks around the country lanes and the picturesque estate of Powderham Castle to be enjoyed.

The property is also well located for the range of facilities offered by the village including schools, doctors surgery, general store, chemist, church and pubs as well as regular bus and rail services.

## Accommodation

Finished to an excellent standard throughout, this attractive property offers stylish and well-designed open plan living accommodation, thoughtfully arranged to maximise both space and natural light. The home benefits from gas central heating and a high-quality finish, creating a comfortable and inviting living environment.

The principal living space is particularly impressive, featuring a striking part-vaulted ceiling that enhances the sense of light and openness, together with a modern log burner which provides a cosy focal point to the room.

The open plan layout flows into the kitchen area, which is fitted to a high standard with a comprehensive range of contemporary units and quality integrated appliances. These include an oven and induction hob, fridge and freezer, microwave and slimline dishwasher, offering both practicality and style for modern living. Also located on the ground floor is a well-appointed bathroom, finished with modern fittings and finished with tiled walls and flooring.

On the first floor, the property offers a generous double aspect bedroom with a range of built-in wardrobes providing excellent storage. The bedroom is further complemented by a well-presented en suite shower room, with walk-in shower enclosure.

The property also has scope to reconfigure the existing space to create a second bedroom if desired, subject to any necessary consents.

## Outside

Approached from the kitchen is a secluded courtyard garden, fully enclosed by attractive brick walling and fencing, offering excellent privacy and a sunny aspect.





The smartly paved terrace provides an ideal space for outdoor dining and entertaining, complemented by decorative trellising and raised planting areas.

A gate provides access to the front.

A glazed canopy creates a sheltered seating or outdoor utility area, complete with built-in storage, plumbing for washing machine and work surfaces.

### **Parking**

The property benefits from a garage located within a block of four, featuring double doors, wood-effect flooring, and a range of storage cupboards along the rear wall. There is an access hatch to the roof space, along with lighting and power points.

There are also two allocated parking spaces.

### **Measurements**

#### **Sitting Room Area**

21'5" x 10'11" (6.53m x 3.33m)

#### **Kitchen/Dining Room**

22'0" x 10'4" (6.71m x 3.15m)

### **First Floor**

#### **Bedroom**

22'4" x 11'5" (6.81m x 3.48m) maximum measurements

### **Outside**

#### **Covered Utility**

13'1" x 10'4" (3.99m x 3.15m)

#### **Garage**

14'11" x 8'4" (4.55m x 2.54m) plus cupboards





**TOTAL FLOOR AREA : 93.2 sq.m. (1003 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.  
 Made with Metropix ©2025



19 Queens Street, Dawlish, Devon, EX7 9HB  
 Telephone: 01 626 862379  
 Email: info@fraserandwheeler.co.uk  
 www.fraserandwheeler.co.uk



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.