

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

Stunning views over the Exe Estuary and out to sea can be enjoyed from this individual detached property which offers excellent scope to create a magnificent home. Offered with no onward chain and backing on to fields this is truly a great opportunity to create a unique home to the buyers individual taste. Reception Hall, Living Room, Kitchen/Dining Room, Sun Deck, 2 Double Bedrooms, Bathroom. Garage, Under House Storage Area. Sunny, Secluded Garden.

Tenure: Freehold. Council Tax Band: E. EPC: D. EPC - D.

Guide Price £570,000

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Location

Enjoying a prime position within the picturesque estuary village of Cockwood, the property lies on the renowned South West Coast Path and is perfectly placed to enjoy waterside walks, sailing and abundant wildlife. The village offers a popular harbourside pub and a highly regarded primary school, while the sandy beach, nature reserve and links golf course at Dawlish Warren are just two miles away.

The neighbouring village of Starcross provides a range of everyday amenities including primary and pre-schools, doctor's surgery, pharmacy, convenience store, church and pubs, together with a mainline railway station offering services to Exeter, Newton Abbot and beyond. During the summer months, a passenger ferry provides a scenic crossing to Exmouth.

Historic Powderham Castle is nearby, hosting a variety of events throughout the year alongside its garden centre, farm shop and restaurant. Exeter is easily accessible by road, rail or the National Cycle Network, with a stunning waterside route following the estuary and canal. Nearby Cofton Holiday Park also offers excellent leisure facilities including a gym, swimming pool and fitness classes.

The coastal town of Dawlish, approximately three miles away, provides a comprehensive range of independent shops, cafés, restaurants and pubs, together with a supermarket, primary and secondary schools, and a wide variety of clubs and community facilities.

Accommodation

Commanding breath-taking panoramic views across the Exe Estuary and out to sea, this individual detached home occupies an exceptional position in the sought-after village of Cockwood. Offered with no onward chain and

backing directly onto open fields, the property presents a rare opportunity to create a truly outstanding home in one of South Devon's most desirable coastal locations.

While requiring updating, the property offers enormous potential for refurbishment, extension (subject to the necessary consents) and personalisation, allowing a purchaser to create a unique home perfectly tailored to their lifestyle.

Believed to have remained in the ownership of the family of its original builders, the property now offers exciting scope for modernisation. Improvements over the years include uPVC double glazing and an updated gas central heating system.

Designed to make the very most of its remarkable setting, the generous triple-aspect living room enjoys stunning uninterrupted views through large picture windows, creating a wonderful space in which to relax throughout the seasons. An open fireplace provides a welcoming focal point, while doors open directly onto the sun deck, seamlessly connecting the living space with the garden beyond.

The kitchen/dining room also enjoys the spectacular outlook and retains its original fitted kitchen, reflecting the quality craftsmanship of the property's construction and offering an excellent opportunity for redesign.

At the far end of the reception hall are two generous double bedrooms. The principal bedroom enjoys delightful views across the adjoining fields towards the estuary, providing a peaceful and picturesque outlook. The bathroom is complemented by a separate WC.





Outside

The property occupies a generous plot with mature gardens extending to the front, both sides and rear. Lawned areas are interspersed with established shrubs and hedging, creating a private and tranquil setting.

To the rear, the sunny garden enjoys uninterrupted views across the surrounding countryside, estuary and coastline—a wonderful place to relax, entertain or simply appreciate the ever-changing landscape.

A timber summerhouse occupies one corner of the garden, perfectly positioned to enjoy the exceptional outlook.

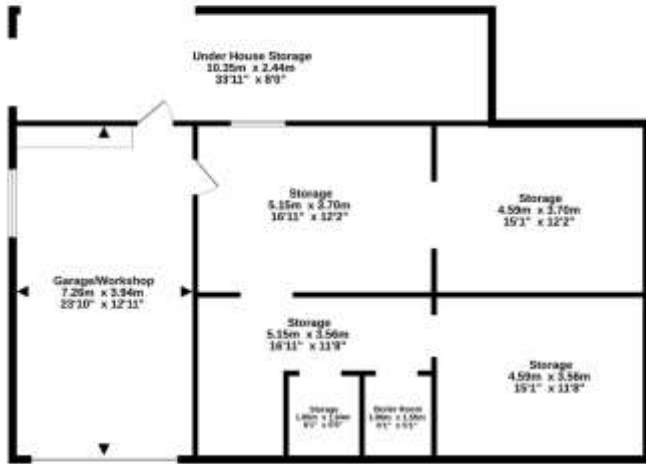
Parking

A hardstanding provides parking for two vehicles, while a short driveway leads to the generous integral garage.

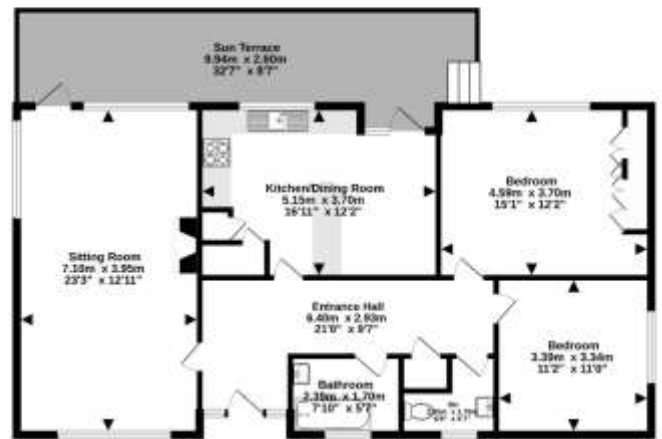
Beneath the property is a substantial storage area offering excellent additional space.



Garage/Storage
124.6 sq.m. (1342 sq.ft.) approx.



Ground Floor
94.7 sq.m. (1020 sq.ft.) approx.



TOTAL FLOOR AREA : 219.4 sq.m. (2361 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 misstatement. 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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