



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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York House, 1a Esplanade, Exmouth,  
EX8 1BQ

GUIDE PRICE  
**£900,000**  
TENURE Freehold



**A Rare Opportunity To Acquire A Stunning Elegant Five Bedroom Three Storey Town House Occupying A Prestigious Seafront Setting With Fabulous Outlook And Views Over The Exe Estuary**

A Truly Fabulous And Elegant Five Bedroom Three Storey Town House With Wonderful Views Over The Exe Estuary And Beyond \* Sitting Room \* Quality Modern Kitchen/Dining Room \* First Floor Main Bedroom With En-Suite And Balcony \* Second Floor Shower Room \* Small Enclosed Courtyard Garage \* Garage With Electronically Operated Front Door \* No Chain

## York House, 1a Esplanade, Exmouth, EX8 1BQ

York House was built around 1890, originally the property also incorporated the adjoining house to the right, now know as Magnolia house, which began life as a Toll house before later becoming a ships chandlery. During the second World War, York House was requisitioned by the Royal Air Force, thanks to its exceptional vantage point overlooking the mouth of the River Exe and Exmouth Bay. The property was subsequently owned for many years by a well-known local artist. In 2025 York House underwent an extensive, top-to-bottom renovation programme, completed to an exceptional standard. From the moment you arrive, the property's remarkable waterfront setting and beautifully restored period character are immediately apparent. The recent renovation has been thoughtfully executed, combining timeless architectural features with high quality contemporary finishes throughout.

The welcoming ground floor reception hall leads to an elegant living room enjoying stunning sea views, a useful cloakroom, and a luxury fitted kitchen/dining room complete with solid marble worktops and integrated appliances. There is also access to a private rear courtyard with gated access and an adjoining garage featuring an electric door. On the first floor, the spacious principal bedroom benefits from a stylish en-suite shower room and a private balcony with panoramic coastal and Exe Estuary views. A second generously sized bedroom on this floor also enjoys its own beautifully appointed en-suite bathroom. The second floor offers three additional bedrooms, one of which features an en-suite bathroom, together with a luxury family shower room. To the rear of the property is a small enclosed courtyard providing access to the garage.

**THE ACCOMMODATION COMPRISES:** Covered entrance with courtesy light, attractive composite lead effect double glazed panelled door leads to:

**RECEPTION HALL:** Solid oak wood flooring with underfloor heating. Attractive panelling to dado rail height, double width cloaks cupboard with hanging rail and fitted shelving, additional storage cupboards, stairs rising to first floor, understairs storage cupboards, glass panelled door leads to:

**SITTING ROOM:** 4.11m x 3.76m (13'6" X 12'4") An impressive room with feature high ceiling, solid oak wood flooring with underfloor heating, display cupboards with fitted shelving, feature large uPVC double glazed window to front aspect with wonderful outlook over the seafront.

From reception hall, door to:

**CLOAKROOM:** Low level WC, wash hand basin with modern style mixer tap set in vanity unit with cupboard space beneath, high polished tiled flooring, high polished tiled wall surround, extractor fan. From reception hall, concealed sliding door opens to:

**KITCHEN/DINING ROOM:** 5.08m x 3.66m (16'8" x 12') A luxury quality refitted kitchen consisting an extensive range of matching base, drawer and eye level cupboards, marble worktops with matching splashback, large bowl sink unit with modern style mixer tap set in work surface, five ring Bosch induction hob with filter/extractor hood over, fitted dishwasher, fitted washing machine, fitted Bosch double oven/grill, Bosch microwave/grill, recess for double width American style fridge freezer, wine cooler, fitted storage cupboards built into recess, solid oak wood flooring with underfloor heating, obscure uPVC double glazed door provides access to rear courtyard.

**FIRST FLOOR LANDING:** Modern style radiator, stairs rising to second floor, smoke alarm, panelled door leads to:

From second floor landing door to:

**MAIN BEDROOM:** 5.38m x 3.78m (17'8" x 12'5") A and spacious room benefitting from the wonderful outlook and views over the Exe estuary, Dawlish and beyond. Two wall light points, traditional style radiator, tow large uPVC double glazed sliding door providing access to: BALCONY.

**EN-SUITE SHOWER ROOM/WC:** Luxury suite comprising good size tiled shower enclosure with fitted mains shower unit, wash hand basin with modern style mixer tap and storage beneath, low level WC, attractive tiled wall surround, tiled flooring, heated ladder towel rail, shaver point. From first floor landing, panelled door leads to:

**BEDROOM 2:** 3.61m into recess x 3.61m (11'10" x 11'10") Radiator, two wall light points, uPVC double glazed windows to rear aspect, door to:

**EN-SUITE BATHROOM/WC:** 3.30m x 2.18m (10'10" x 7'2") A luxury bathroom consisting of a panelled bath with modern style mixer tap including shower attachment and glass shower screen, low level WC, rectangular shaped wash hand basin with modern style mixer tap and drawer space beneath, extractor fan, shaver point, tiled wall surround, tiled floor, heated ladder towel rail, obscure uPVC double glazed window to side aspect, additional obscure uPVC double glazed window to rear aspect.

**SECOND FLOOR LANDING:** Access to roof space, radiator, uPVC double glazed window to side aspect, door to:

**BEDROOM 3:** 3.91m x 3.35m (12'10" x 11'10") Two radiators, two uPVC double glazed windows to front aspect, again offering fine outlook over neighbouring area and beyond, door to:

**EN-SUITE BATHROOM/WC:** 3.61 x 1.18m (11'10" x 5'10") Again a luxury matching suite comprising 'P' shaped panelled bath with glass shower screen and modern style mixer tap including shower attachment, rectangular shaped wash hand basin set in vanity unit with drawer space beneath, low level WC, tiled wall surround, tiled floor, heated ladder towel rail, extractor fan, uPVC double glazed window to front aspect with fine outlook over neighbouring Exe estuary and beyond. From second floor landing, door to:

**BEDROOM 4:** 3.66m x 2.64m (12' x 8'8") Radiator, uPVC double glazed window to rear aspect. From second floor landing, door to:

**BEDROOM 5:** 3.66m x 2.51m (12' x 8'3") maximum. Radiator, uPVC double glazed window to rear aspect.

From second floor landing, door to:

**FAMILY SHOWER ROOM/WC:** Luxury matching suite comprising quadrant tiled shower enclosure with fitted mains shower unit, low level WC, wash hand basin with modern style mixer tap and drawer space beneath, tiled floor, tiled wall surround, heated ladder towel rail, extractor fan.

**OUTSIDE:** Directly to the rear of the property is a small enclosed courtyard garden with rear gate providing pedestrian access to the GARAGE.

**GARAGE:** 6.71m x 3.84m (22' x 12'7") (irregular shape) Electronically operated door providing vehicle access.

**SEPARATE FLOOR PLAN:**