



52 Cofton Hill

Cockwood, Starcross, Exeter, EX6 8RB

RENDELLS

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Asking Price £1,750,000

A beautifully set bungalow with sea views, two self contained annexes, two holiday let units, large gardens and private driveway.

- **3 bedroom bungalow with sea views**
- **1 bedroom ground floor modern annex flat**
- **1 bedroom, two story annex with juliette balcony**
- **Two Holiday Let Units with some permissions, almost completed**
- **Various outbuildings and workshops.**
- **2.4a including large gardens with orchards, croquet lawn, vegetable & rose gardens.**
- **Paddock with development potential subject to Planning Permissions.**
- **Private driveway to the east of the property with Extensive Parking**
- **Second driveway directly from the road to the potential holiday lets, outbuilding & paddock.**
- **A rare opportunity to acquire a sensational property in a highly sought after area.**

Situation:

The property is situated on the outskirts of the popular seaside village of Starcross, just outside the Historic City of Exeter. On the road from Exeter along the waterfront to Dawlish Warren, Cockwood is a beautiful mix of coastal and countryside. The famed Dawlish Warren Nature Reserve and Haldon Forest are close by offering hours of outdoor exploration.

The attractive hamlet is set above Starcross & Dawlish Warren, and has breathtaking countryside and coast all around. There is plenty locally including a church, public house, petrol station, 50a park, Sainsburys and a choice of schools and golf courses. Exeter, with its extensive range of amenities and excellent transport links is only 11 miles distant however with Starcross and Dawlish Warren Train Stations in such close proximity London and Penzance are both only 3 hours away. Additionally a twice weekly bus to Dawlish & Sainsburys from the end of the driveway.

Description:

This stunning home, occupying an idyllic valley setting is available for the first time in many years. What began as a family home for a young family with ponies this property has grown and developed with them, now boasting two self contained annexes offering a steady income, the bones of two holiday let units that just need the finishing touches, which combined with a private entrance would have an incredible market and the possibilities that come with 2 acres in such a desirable area.

The bungalow has stunning sea views, a balcony, decking and croquet lawn outside along with light and bright rooms within, almost all of which have direct access to the beautiful grounds—making bringing the outside in so much easier. Two bedroom include an ensuite—one of which could even become a granny annex if desired as it has it's own entrance.

Full details are available from Rendells, the vendors sole selling agents.





General Remarks & Stipulations:

Tenure: Freehold with vacant possession— rental units are currently tenanted under an APT.
Land Registry Title DN180514

Council Tax: **52** Band F - £3804.08 pa for 2026/2027
52a Band A - £1755.72 pa for 2026/2027
52b Band B - £2048.35 pa for 2026/2027

EPC: **52** Rating D
52a Rating C
52b Rating C

Services:

Mains Electricity, Water & Gas. Septic tank drainage.

Superfast Broadband available up to 33 mbps (Source Ofcom).

Local and Planning Authority:

Teignbridge District Council - www.teignbridge.gov.uk - 01626 361101

Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:

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Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

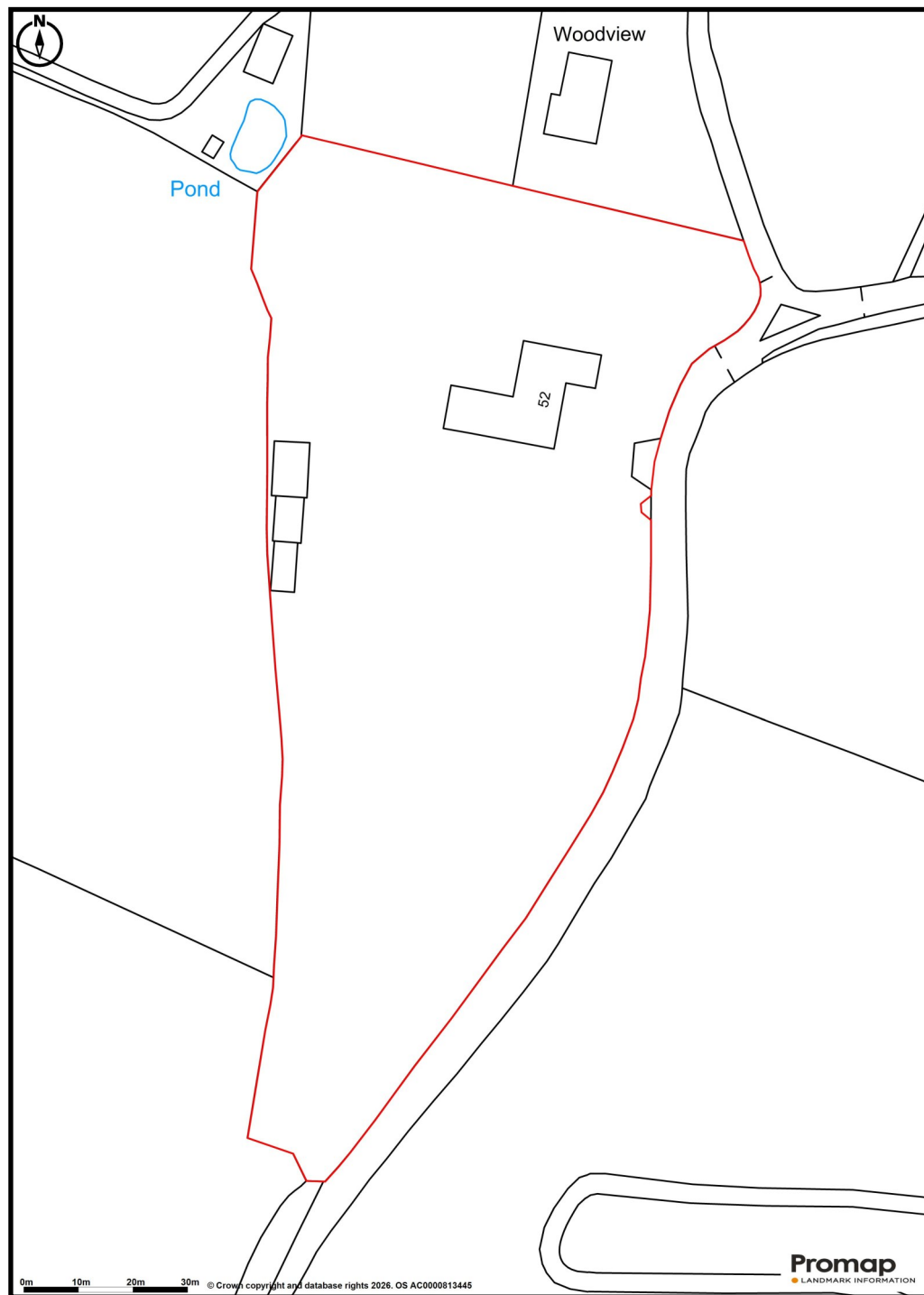
Strictly by appointment and with 48 hours notice, only through Rendells Estate Agents, Tel: 01626 353881 or 01647 432277 Email land@rendells.co.uk or dartmoor@rendells.co.uk

What3Words location: [tribal.firming.requiring](https://www.what3words.com/tribal.firming.requiring) This will take you to the entrance to the driveway.







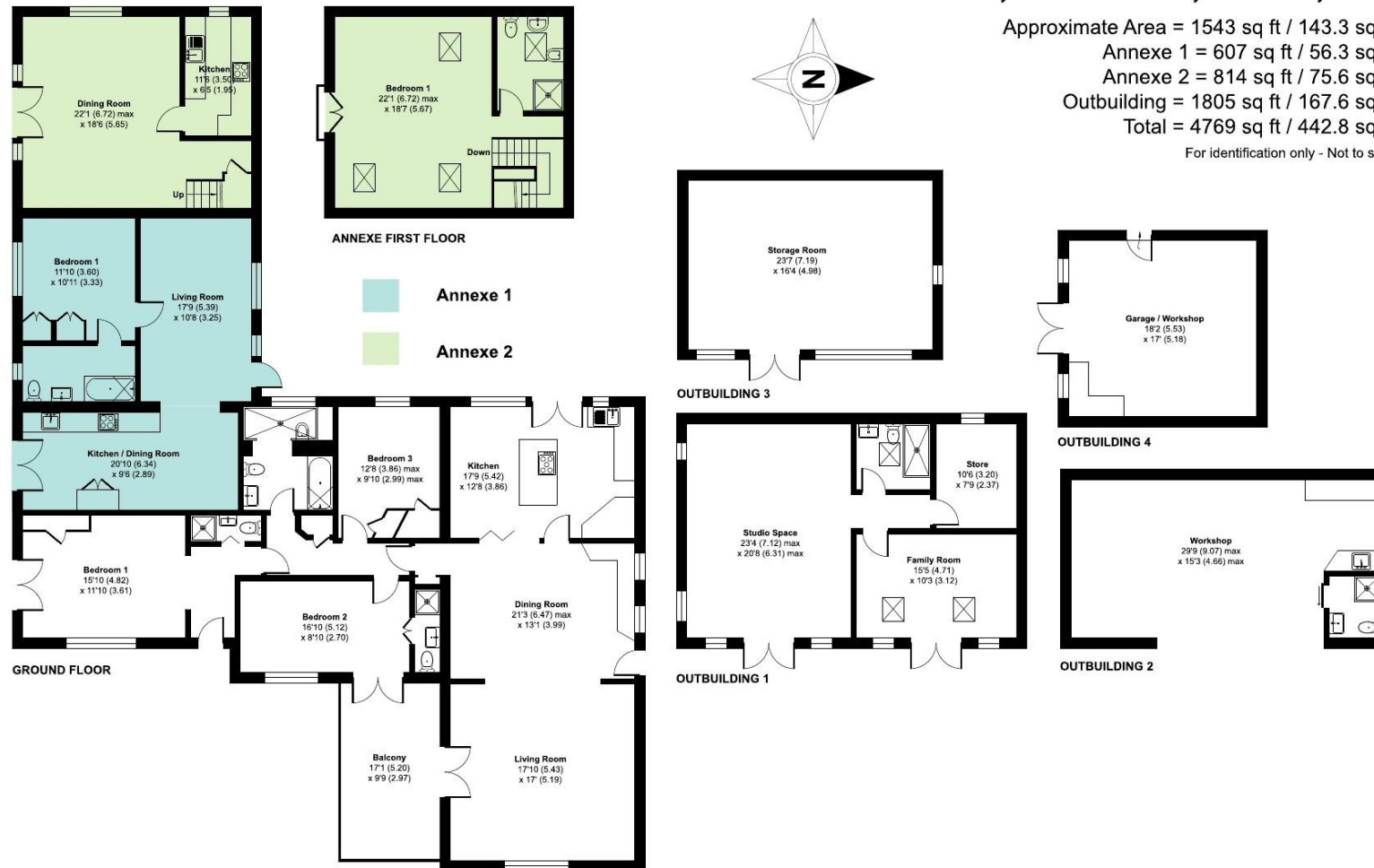


The sale plan is for identification purposes only, all would be purchasers are advised to make a thorough inspection of the property to be aware of its extent.

Cofton Hill, Cockwood, Exeter, EX6

Approximate Area = 1543 sq ft / 143.3 sq m
 Annexe 1 = 607 sq ft / 56.3 sq m
 Annexe 2 = 814 sq ft / 75.6 sq m
 Outbuilding = 1805 sq ft / 167.6 sq m
 Total = 4769 sq ft / 442.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Rendells. REF: 1513672

Consumer Protection from Unfair Trading Regulations 2008

- These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- Any area measurements or distances referred to herein are approximate only.
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- References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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