

50 Countess Wear Road

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50 Countess Wear Road,

Exeter, Devon, EX2 6LR

Exeter Cathedral (2.4 Miles), Topsham Centre (2 Miles), RD&E Hospital (1.6 Miles)

Countess Wear Road represents a rare opportunity to acquire a property with direct river frontage within the city with south-facing gardens, a balcony and terrace, together with a garage and versatile outbuilding

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- £600,000 to £625,000
- Separate garage
- Superb river and countryside views
- Gardens extending to water's edge
- Freehold
- Direct frontage to the River Exe
- South-facing balcony and sun terrace
- Three bedrooms arranged over split levels
- Detached outbuilding/studio with river views
- Council Tax Band: E

Offers In Excess Of £600,000

Stags Exeter

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SITUATION

Countess Wear Road occupies a highly sought-after position on the southern fringes of Exeter, lying approximately midway between the cathedral city centre and the estuary town of Topsham. The property enjoys a unique waterside setting backing directly onto the River Exe, with immediate access to the renowned riverside and estuary cycle paths leading towards Exeter Quay, Topsham and Exmouth.

Local amenities within Countess Wear include a primary school, village hall and popular public house, whilst more extensive facilities can be found in nearby Exeter. The property is also conveniently placed for access to the M5, A38 and A380, together with Exeter's mainline railway stations and international airport. The area is well served by both private and state schooling, as well as leisure facilities including Exeter Golf and Country Club.

DESCRIPTION

The house is arranged over split levels, designed to take full advantage of its elevated position and exceptional outlook across the River Exe and surrounding countryside.

The principal rooms are well orientated towards the water, with a south-facing balcony and terrace providing ideal spaces for outdoor dining and relaxation. The property also benefits from a separate outbuilding, offering excellent potential for home working or leisure, all set within gardens extending to the river's edge.

ACCOMMODATION

The property is entered at upper ground floor level into an entrance hall. The sitting room is a well-proportioned and light-filled space, enjoying an attractive outlook over the River Exe and providing access onto the south-facing balcony. The kitchen/dining room is fitted with a range of modern units and offers space for dining, also opening onto the balcony. Also on this level is a bedroom, together with a utility room and cloakroom.

Stairs lead down to the lower ground floor where there are two further bedrooms, both benefitting from direct access onto the sun terrace, creating a strong connection to the garden and river beyond. One bedroom is served by an en suite shower room, in addition to a family bathroom. The accommodation is flexible and could be arranged to suit a variety of requirements, including guest accommodation or working from home.













OUTSIDE

To the front of the property there is a garage, providing parking and useful storage. The rear gardens are a particular feature, extending from a paved sun terrace adjoining the house down to the river bank, with direct frontage onto the River Exe. The gardens are predominantly laid to lawn and enjoy a southerly aspect. Within the garden is a detached outbuilding comprising two rooms, ideally suited as a home office or studio, both enjoying fine views across the river.

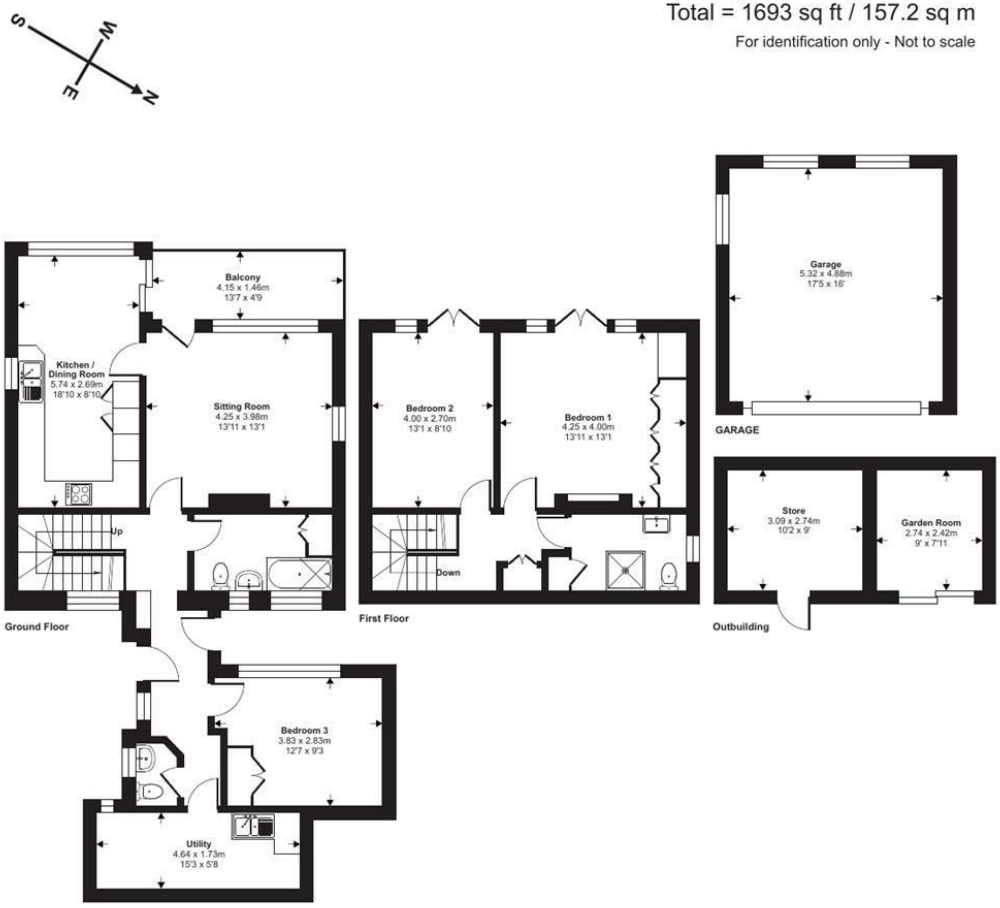
SERVICES

Utilities: Mains drainage, gas, electricity and water
Heating: Gas central heating - boiler fitted 2021
Tenure: Freehold
EPC: (D)
Council tax band: E
Standard and Ultrafast broadband available (Ofcom), EE, Three, O2 and Vodafone mobile network available (Ofcom).

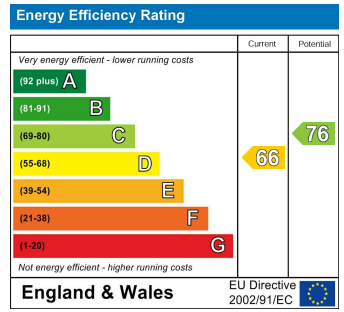
AGENTS NOTE

The vendor has advised that the property is subject to restrictive covenants relating to a window in the boundary wall with the neighbouring property. Please speak to agent for further information. A structural engineer was instructed in 2021 to assess minor historic cracking to the small rear kitchen extension. The report concluded it was not a cause for concern in terms of structural integrity or health and safety. Please speak to agent for further information.

Approximate Area = 1252 sq ft / 116.3 sq m
Garage = 279 sq ft / 25.9 sq m
Outbuildings = 162 sq ft / 15 sq m
Total = 1693 sq ft / 157.2 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). ©nichecom 2026. Produced for Stags. REF: 1436878



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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