



  
SOUTHGATE  
ESTATES

£845,000



4



2



3

*Clearwaters, 5A, School Hill, Cockwood, Devon, EX6 8RF*





## *Clearwaters, 5A, School Hill, Cockwood, Devon, EX6 8RF*

Commanding an elevated position above the picturesque estuary village of Cockwood, Clearwaters is an exceptional architect-designed residence offering breathtaking panoramic views across the Exe Estuary, Dawlish Warren Nature Reserve and out towards the open sea. Offered to the market for the first time since its construction in 2005, this beautifully designed detached home was carefully conceived to maximise both its stunning outlook and its unique setting. Built to an exacting specification, the property combines spacious contemporary accommodation with environmentally conscious design, creating a home that is as practical as it is impressive.

Nestled within one of South Devon's most desirable waterside communities, Cockwood is renowned for its charming harbour, vibrant village atmosphere and spectacular coastal scenery. Residents enjoy a wonderful sense of community alongside easy access to local pubs, countryside walks, sailing activities and nearby beaches, while Starcross railway station provides convenient connections along the coast and beyond.





The property's understated frontage gives little indication of the remarkable accommodation and views that await within. Upon entering, a spacious and welcoming reception hall leads to the principal living spaces, all designed to take full advantage of the magnificent estuary panorama. The outstanding sitting room extends to over 26 feet in length and is flooded with natural light through full-height glazing, framing uninterrupted views across the water and surrounding landscape. Glazed doors open onto a covered balcony, providing the perfect setting for morning coffee, outdoor dining or simply enjoying the ever-changing coastal scenery throughout the year. The beautifully appointed breakfast kitchen is equally well-positioned to enjoy the outlook and offers an excellent space for both everyday family life and entertaining. Additional ground-floor accommodation includes a dedicated study, ideal for home working, a generous walk-in larder and a cloakroom. The lower level provides flexible and well-proportioned bedroom accommodation. The two principal bedrooms both benefit from built-in wardrobes, en-suite facilities and direct access to the rear garden through patio doors. A third double bedroom offers further guest or family accommodation, while the fourth room, currently utilised as a laundry room, presents an excellent opportunity to create an additional en-suite bedroom if desired.

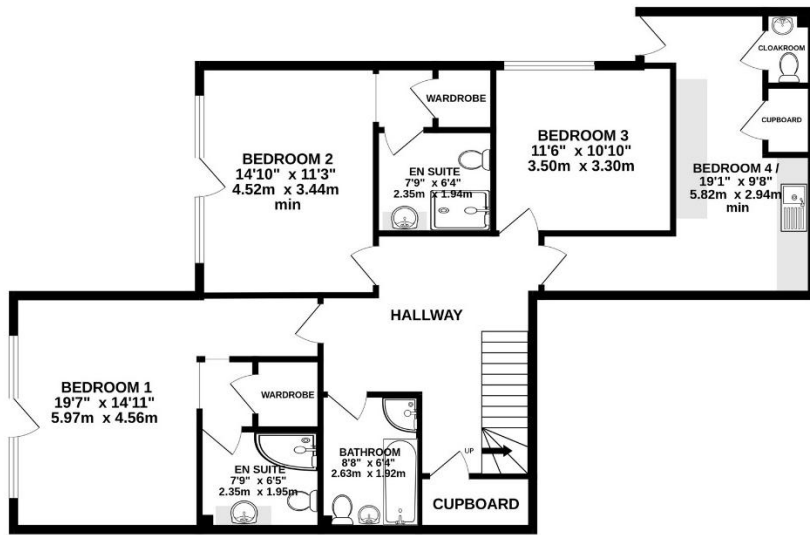
Outside, the landscaped rear garden has been thoughtfully designed to complement the setting, with mature planting, attractive seating areas and a variety of established shrubs providing year-round interest. A summerhouse, greenhouse and useful store further enhance the outdoor space, creating an ideal environment for gardening, relaxation and entertaining. To the front of the property, a private driveway provides parking for several vehicles and leads to an attached double garage with electric up-and-over door and internal access to the house. Additional visitor parking is available along the private road shared with neighbouring homes. Further distinguishing this remarkable property is its environmentally conscious design, including an advanced grey water recycling and filtration system that helps minimise environmental impact and running costs. Clearwaters represents a rare opportunity to acquire a truly individual coastal home with spectacular views, flexible accommodation and an enviable village setting in one of South Devon's most sought-after estuary locations.

*Property Information* Tenure: Freehold. Council tax band: G.

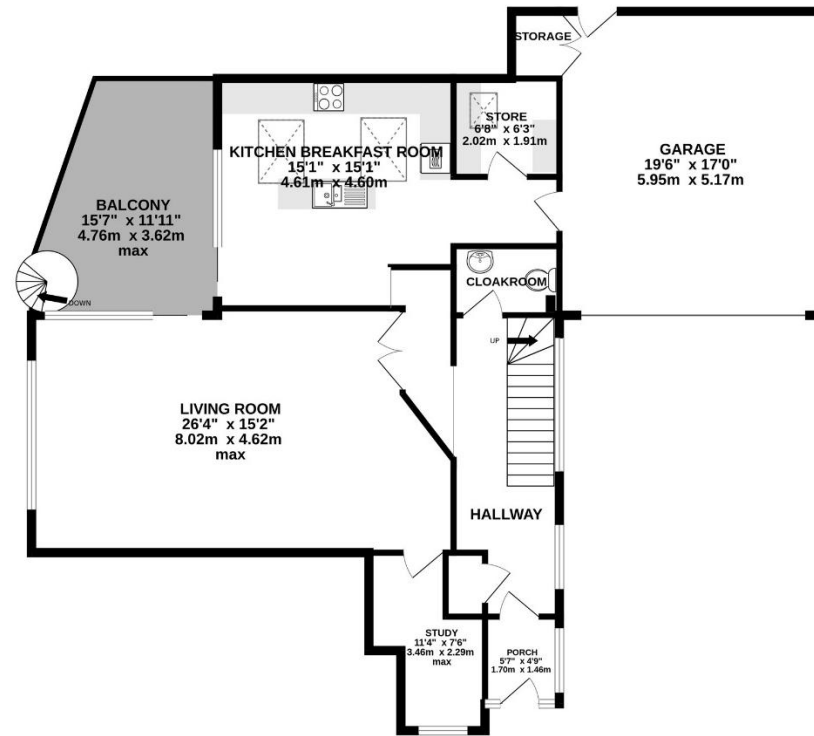
- *Spectacular panoramic views across the Exe Estuary and sea*
- *Individual architect-designed detached residence*
- *First time offered for sale since construction*
- *Four-bedroom flexible layout*
- *Magnificent 26ft sitting room with full-height glazing*
- *Covered balcony overlooking the estuary*



LOWER GROUND FLOOR  
1106 sq.ft. (102.7 sq.m.) approx.



GROUND FLOOR  
1304 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA : 2410 sq.ft. (223.9 sq.m.) 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.



SOUTHGATE

ESTATES

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