



Guide Price £1,100,000  
York House, 1a Esplanade, Exmouth, Devon, EX8 1BQ





**A stunning Victorian three-storey town house that has been sympathetically renovated throughout in a fine waterside location enjoying spectacular sea views.**

- Living room & ground floor cloakroom
- Quality fitted kitchen/dining room with built-in appliances
- Master bedroom with a sea view balcony and well-appointed en suite shower room/w.c.
- Four further excellent size bedrooms – Two with en-suite bathroom/w.c.'s
- Luxury family second floor shower room/w.c.
- Advanced modern heating/hot water system
- UPVC double glazing, rewired and building insulation work
- Garage and small rear courtyard
- Great location seafront location enjoying easy access to the town centre, beach, marina and train station
- No chain
- EPC = D
- Council Tax = E

### **Worth viewing because...**

York House was built in around 1890 when the land which was formally the beach was reclaimed by the building of the sea wall. We believe that it was built for a wealthy merchant when Exmouth docks were one of the most important ports in the south-west. The house originally included the house to the right hand side (Magnolia House) which started life as a toll house and then a ships chandelier. During the Second World War, York house was requisitioned by the air force because of its amazing views over the mouth of the river Exe and Exmouth bay. The house was owned for many years by a well known local artist. In 2025 the house was completely renovated from top to bottom.

### **In more detail...**

As soon as you arrive at this property, you will appreciate its stunning waterside location together with the finish of the recent renovation retaining many fine period features. There is beautiful solid oak flooring to the ground floor and quality floor coverings throughout. The ground floor reception hall leads to a fine living room with sea views, useful cloakroom and a luxury fitted kitchen/dining room with solid marble worktops as well as built-in appliances. Access to a small rear courtyard with a rear gate and adjoining garage with an electric door. The first floor landing leads to the generous size master bedroom with a well-appointed shower room/w.c. and private balcony enjoying

panoramic coastal & Exe Estuary views. The second bedroom is also on the first floor with its own beautiful en-suite bathroom/w.c. On the second floor, a landing provides access to three further bedrooms with one of them having an en-suite bathroom/w.c. Second floor luxury family shower room/w.c. To the rear is a small enclosed courtyard with a rear gate and access to the garage which has an electric door.

### **The coastal town of Exmouth...**

The property enjoys an enviable location right on the sea front, offering fantastic sea views and a serene outlook over to Dawlish Warren. The property is just a short walk from the vibrant town centre, where you can explore a variety of shops, cafes, and restaurants. The convenience of town living combined with the tranquillity of the coastal environment makes this location truly unique. Exmouth is renowned for its beautiful beaches, scenic walks, and a host of recreational activities. Whether you enjoy sailing, bird watching, or simply relaxing by the sea, this location offers it all. With excellent transport links and Exmouth train station just a short walk this fantastic location ensures that you are well-connected to the surrounding areas, making commuting and exploring the wider region a breeze.

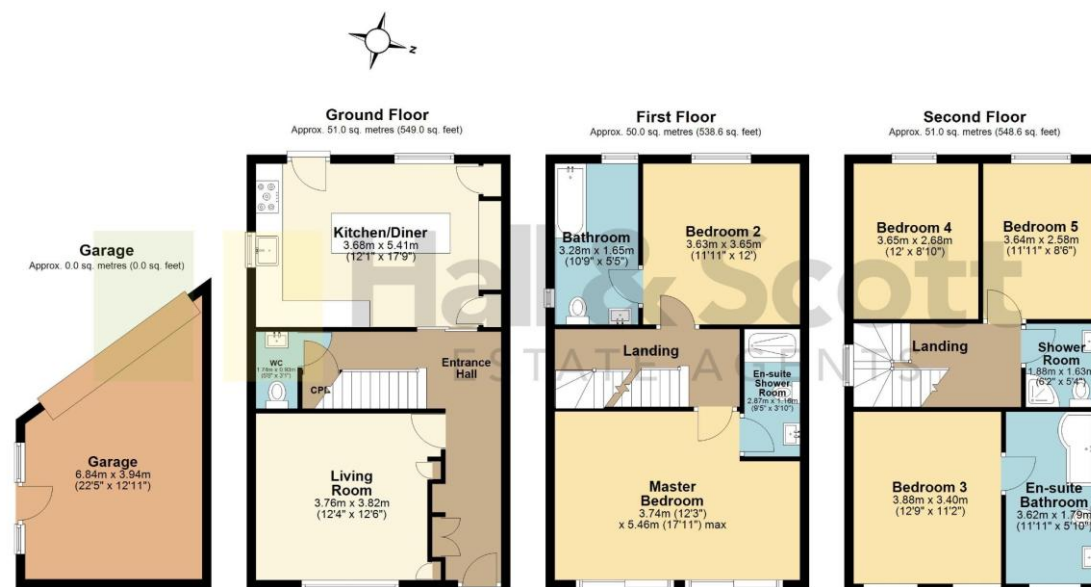
### **Bear in mind...**

We have been informed by our seller that all the following work was carried out as part of the renovation programme: All the internal walls, ceilings and floors were removed. All the external stone walls were lined with 100mm Celotex and the internal walls with 50mm Celotex. The floor joists were replaced and insulated with Rockwool. All the wiring, sockets and consumer unit were replaced. All the tanks were removed from the roof, and the house was completely re-plumbed. All the heating and water were moved out to the garage and a new eco boiler and high-pressure water system installed along with new high efficiency cylinders. Underfloor heating laid on the ground floor covered by a solid oak flooring. New ceilings and internal walls and all re-plastered. New sliding doors, new front door, new back door and garage door. New sealed units for the ground floor sea facing window and second floor bathroom and all new furniture fitted to the windows. New high-quality kitchen with solid marble tops and new appliances. New top-quality bathrooms and toilets throughout the house providing en-suite bathrooms for the three main bedrooms and a shared shower room for bedrooms four and five. The outside of the house saw new insulated Tyrolean render and new guttering. The gas meter was removed from a shared supply and moved from the old kitchen to the garage. The house was then completely repainted. Basically, everything has been done with no expense spared to take this grand house well into the next century.

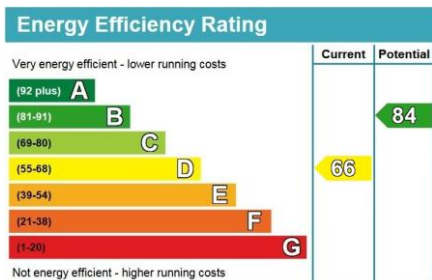


## Directions:

What Three Words ///returns.battling.spindles



Total area: approx. 152.0 sq. metres (1636.2 sq. feet)



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## Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

## Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

