



5 Cofton Hill



Exeter 10 miles

A charming cottage with sun terrace, garden and stunning harbour and river views

- Sought after estuary village
- Wonderful harbour and river views
- 3 Bedrooms
- Delightful sun terrace
- Garden with store and workshop
- Off street parking for 1 car

Guide price £415,000

SITUATION

Cockwood is a well-regarded former fishing village on the Exe Estuary comprising traditional period cottages clustered around the harbour and later-built, individually designed properties extending up Cofton Hill. The village has a thriving community with popular primary school, two pubs and village hall. There is a convenience store, surgery, chemist and other amenities in the nearby village of Starcross. The area is well served by public transport, Starcross has a railway station on the Paddington line.

DESCRIPTION

No.5 Cofton Hill is a stylish cottage. One of the striking features is the wonderful views over Cockwood Harbour and the River Exe. The versatile and bright accommodation is arranged with 3 bedrooms, sitting room, kitchen/dining room, contemporary family bathroom and a ground floor room which could be a 4th bedroom/hobby room, which also has a shower cubicle and basin. A generous rear sun terrace leads down to a delightful cottage garden with a storage shed and workshop.

ACCOMMODATION

The entrance hall has a side aspect with partial river views, a store cupboard and stairs to the first floor. The sitting room has a dual aspect with harbour views, access out onto the sun terrace, feature fireplace with an inset wood burner, store area under the stairs currently used as a compact study area, and finished with stripped wood and wood-effect flooring. The modern kitchen has a dual aspect with harbour and river views and provides an array of matching base and wall units with a gas hob and electric oven plus space for appliances. The kitchen and dining room are open to one generous entertaining space with

Welsh slate flooring. The dining area has a vaulted ceiling with two sky lights and a door leading out to the front of the property. A further ground floor room has a vaulted ceiling with exposed beams, a shower cubicle and basin. This versatile room is currently used for hobbies and storage but could provide a 4th bedroom or larger study.

The first floor landing has a rear aspect with views over the harbour and painted floorboards. Bedroom 1 has a dual aspect with river views, built-in cupboards and painted floorboards. Bedroom 2 has a front aspect with a feature fireplace. Bedroom 3 has a front aspect with built-in cupboards. The contemporary family bathroom provides a bath with shower over, wc, basin, ladder-style radiator and is finished with Welsh slate flooring and underfloor heating.

OUTSIDE

To the right of the cottage is an off street parking space for one vehicle. Off the sitting room is a large sun terrace with wonderful harbour and river views. Steps lead down to a delightful cottage garden which is predominantly lawn with planted borders, potential vegetable plot, greenhouse and two generous timber sheds; one used for storage and the other as a workshop.

SERVICES

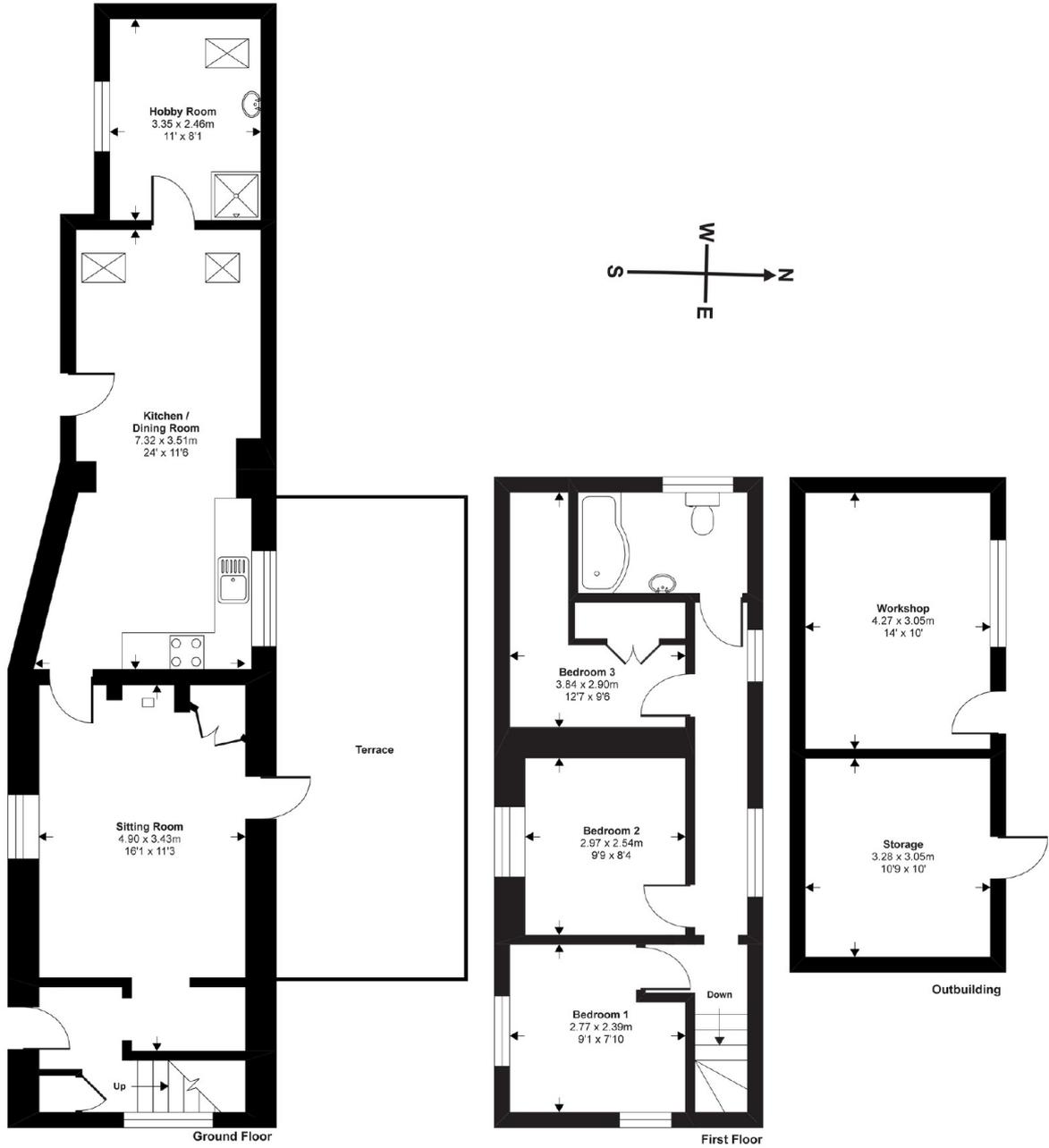
All mains services are connected. Gas-fired central heating.

DIRECTIONS

From Exeter proceed on the A379 to Dawlish, passing through Kenton and Starcross. On the edge of Starcross, turn left over the harbour bridge signposted Cockwood and right before The Anchor Inn. Then take the next left before The Ship Inn up Cofton Hill where the property is located on the left.

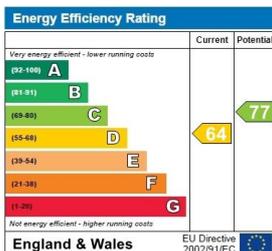


Approx. Gross Internal Floor Area
96.8 Sq Metres 1042 Sq Ft (Excludes Outbuilding)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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