



Rock Cottage, Cockwood, Devon

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Rock Cottage, Harbour Way, Cockwood, Devon EX6 8SG

A substantial family home with a detached cottage and outbuildings, set in grounds of approximately 1.2 acres in an exceptional harbourside position with estuary views

Starcross and station 0.8 miles (London Paddington 2 hours 35 minutes), Exmouth (by ferry) 3.1 miles, A38 (Devon Expressway) 6.7 miles, M5 motorway (Jct. 31) 9.0 miles, Exeter 10.0 miles, Exeter Airport 11.6 miles

Main house: Reception hall | Drawing room
Dining room | Family room | Kitchen/dining area
Study | Conservatory | Utility | Scullery | Boot room | Cloakroom | Principal bedroom with en suite | Eight further bedrooms | Two family bathrooms | Double garage | Outbuilding with WC | Garden | Approximately 1.2 acres
EPC rating C

The Apple House: Sitting room/dining room
|Kitchen | Bedroom | Family bathroom
Cloakroom | Patio | EPC rating C

The property

Rock Cottage is an impressive Grade II listed property, offering more than 5,200 sq. ft. of sensitively modernised accommodation arranged over three floors. Dating from the 19th century the property provides a wealth of period features throughout including high ceilings, fine cornicing and detailed ceiling roses, some period fireplaces and large sash windows maximising the superb harbourside views. The property offers versatile accommodation with a detached one-bedroom cottage offering excellent income potential as a holiday let as well as opportunities for multigenerational living. Rock Cottage lies in an exceptional waterside position with grounds of approximately 1.2 acres and far-reaching views over the River Exe estuary and out to sea. The accommodation flows from a bright and welcoming reception hall into the property's four

ground floor reception rooms. The generous drawing room comprises a feature fireplace fitted with a woodburner and a dual aspect with a large bay window and French doors which open onto a terrace providing a wealth of natural light. The dining room also has a feature fireplace along with French doors that open onto the terrace. The adjacent study and family room provide further welcoming reception space along with a conservatory at the front of the property with harbourside views. The split-level kitchen/dining room has a range of wall and base units, modern integrated appliances, a good-sized dining area and a feature glass-topped well. From the kitchen a door leads to a rear porch/boot room which has access onto the courtyard. Completing the ground floor accommodation is a scullery, a utility room and cloakroom.

Accessible over two staircases, the first floor provides five spacious double bedrooms, including the principal bedroom which features an ensuite bathroom and a large bay window providing plenty of natural light and views over the estuary and out to sea. The principal bedroom and one further bedroom on this floor feature period fireplaces with the accommodation serviced by two family bathrooms, one with a separate W.C. The second floor provides an additional four double bedrooms.

The Apple House

The Apple House provides further well-presented accommodation currently run as a successful holiday let. The cottage is detached from the main house and comprises an open-plan sitting room/dining room and fully equipped kitchen along with an en suite double bedroom and cloakroom. The cottage benefits from a private patio with uninterrupted views over the harbour.









Outside

Occupying a waterside position and having plenty of curb appeal, Rock Cottage benefits from a sizeable plot of approximately 1.2 acres. The grounds comprise a generous garden laid to lawn and bordered by mature planting providing a degree of privacy as well as a number of paved terraces, providing ideal space for entertaining and al fresco dining. The property also benefits from a terraced garden at the front of the house taking full advantage of the excellent estuary views as well as an attractive rear courtyard garden which leads to a detached outbuilding with a WC and the annexe. There is also an additional field opposite the property. Rock Cottage is approached over a gravelled driveway providing ample parking space and access to the detached double garage.

Location

The small village of Cockwood lies at the mouth of the River Exe, across from the large coastal town of Exmouth and nine miles south of Exeter. The village has its own harbour directly

in front of the property, making it an ideal spot for keen sailors, and also offers two local pubs and a primary school, while the neighbouring larger village of Starcross has a local store, a pharmacy, a doctor's surgery and a primary school. Exeter is within easy reach, and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good restaurants and shopping including a John Lewis and a Waitrose supermarket. There are a variety of excellent schools in Exeter, including Exeter School, The Maynard School and Exeter College (Ofsted rated outstanding) while Exeter University is recognised as one of the best universities in the country. Designated as an Area of Outstanding Natural Beauty the surrounding areas provide plenty of walking, riding, and cycling opportunities, with the famous Dartmoor National Park close by. The estuary offers a range of water sports such as kayaking and windsurfing, and for the summer months, the property is ideally located to access the beaches of Dawlish Warren, Dawlish, Teignmouth and Exmouth.





Floorplans

House internal area 5,235 sq ft (486 sq m)
 Annexe internal area 612 sq ft (57 sq m)
 House & Annexe internal area 5,847 sq ft (543 sq m)
 Garage internal area 404 sq ft (38 sq m)
 Outbuilding internal area 151 sq ft (14 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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Communication links are excellent. The M5 provides links to the A38 to Plymouth, or the A30 to Cornwall to the South, and Bristol and London to the north and east. Regular rail services run from Starcross and Exeter St. Davids to London Paddington, with the latter taking just over two hours. Exeter International Airport provides flights to a range of domestic and European destinations.

Directions

What3words: bowhead.discloses.tigers brings you to the property

General

Local Authority: Teignbridge Council
Services: Mains electricity, gas, water and drainage.
Council Tax: Band G.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Tenure: Freehold
Guide Price: £1,875,000

Exeter

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