



Highdown
12 Vicarage Road, Cockwood

A charming home with superb further potential and far-reaching views of the River Exe Estuary, in a desirable village

A detached period home with plenty of character, set in the heart of the idyllic and sought-after village of Cockwood on the River Exe Estuary. The property has scope for modernisation while sitting in a peaceful, private position with elevated views across the water, moments from the village harbour and close to local amenities.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DRIVEWAY + GARAGE



0.27 ACRES



FREEHOLD



COASTAL/VILLAGE



1,564 SQ FT



OFFERS IN EXCESS OF £695,000



The property

Highdown, 12 Vicarage Road is a charming period house set within a picturesque, elevated position, in the sought-after village of Cockwood. It features several original details and offers over 1,500 sq ft of flexible accommodation, suitable for multi-generational living with its bedroom configuration arranged over two floors. The property could benefit from some modernisation and represents significant potential for further development and extension, subject to the necessary consents.

There are two reception rooms of similar proportions on the ground level. Both the sitting room and dining room have feature fireplaces and bay windows welcoming plenty of natural light and affording delightful views across the village to the open waters of the estuary. At the rear of the property and adjoining the dining room, the kitchen has fitted wooden units to base and wall level, providing plenty of storage, while there is also space for all the

necessary appliances and a central breakfast table or butcher's block island. Adjacent to the kitchen and dining room is a practical under-stair storage room, ideal for use as a pantry.

There is one double bedroom on the ground level, with a further three bedrooms located on the first floor. The ground floor principal bedroom was extended in the early 2000's and benefits from built-in wardrobes and an en suite shower room, as well as French doors opening onto the garden at the front of the house, where elevated views across the estuary can be taken in. Upstairs, there are two similarly proportioned doubles at the front, one of which has dual aspect windows. There is a fourth bedroom which could serve as a single, small double or a useful study. The first floor is completed with a family bathroom.



Outside

The house is positioned within a sizeable plot, set back from Vicarage Road and accessed via a private driveway lined by beds with pretty wildflowers. There is a parking area at the side of the house with space for several vehicles and an elevated garden mostly to the front, featuring lawns and meadows that slope downwards, taking in the far-reaching views towards the village harbour and across the River Exe. The whole is enclosed by mature trees and hedgerows, and provides the potential for extensive landscaping or terracing. Outbuildings include a summer house from which to enjoy the surroundings, and a garage and workshop for further parking and storage.

Location

The quaint village of Cockwood lies on the mouth of the River Exe, just three miles from the seaside town of Dawlish. The village has an outstanding primary school, village hall, church and its own tidal harbour, making it an ideal spot for sailing enthusiasts. A favourite among locals is The Anchor Inn, a historic village pub dating back 500 years, offering views of the harbour and coast beyond. The neighbouring, larger village of Starcross has a local store, pharmacy, doctor's surgery, primary school, popular golf course, local ferry services and a train station with services throughout south Devon and to Exeter St David's. The vibrant city of Exeter is within easy reach and offers a wide choice of cultural activities with the theatre, museum, arts centre and a wealth of decent high street and independent shopping and restaurants, plus a wide choice of supermarkets and excellent schooling.

The A30 and A38 are a short commute away and provide links south to Cornwall, while the M5 motorway towards Exeter connects to Bristol and London to the North and East. There are regular rail services to London Paddington from Exeter in just over two hours. Exeter International Airport provides an ever-increasing number of domestic and international flights including flights to London City.

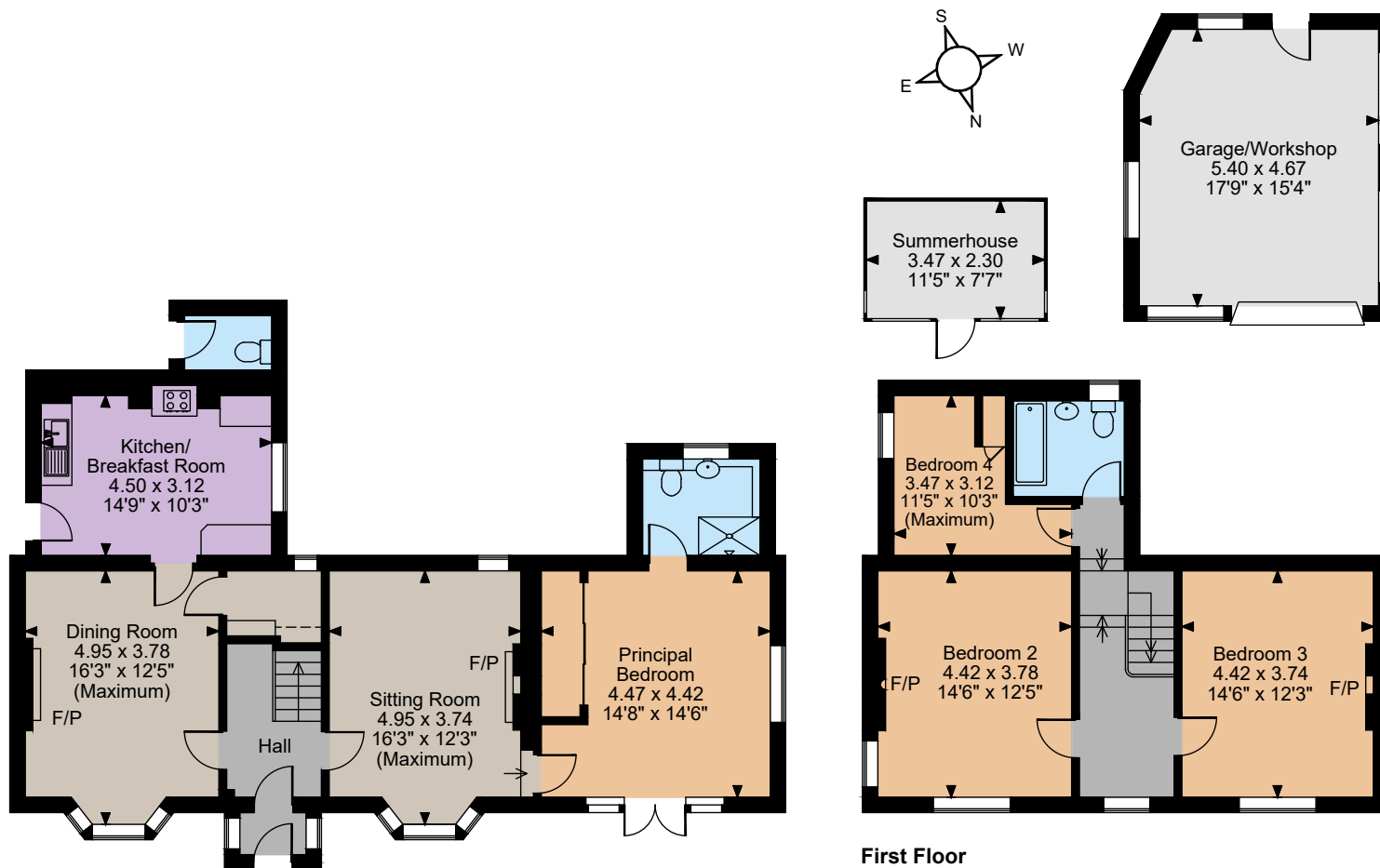


Nearby Stations

- Starcross 1 mile
- Dawlish Warren 1.7 miles
- Dawlish 3.7 miles
- Exeter St David's 10.5 miles
- Exeter Central 11 miles

Nearby Schools

- Cockwood Primary School
- Westcliff Primary School
- Gatehouse Primary School
- Dawlish College
- Trinity School
- St Peter's Prep School
- Stover School
- Maynard School
- Exeter School
- Exeter Cathedral School
- Blundell's School



Floorplans

Main House internal area 1,564 sq ft (145 sq m)
 Garage/Workshop internal area 267 sq ft (25 sq m)
 Summerhouse internal area 86 sq ft (8 sq m)
 Total internal area 1,917 sq ft (178 sq m)
 Quoted Area Excludes 'External W.C.'
 For identification purposes only.

Directions

EX6 8RE

what3words: ///instructs.employer.coach

General

Local Authority: Teignbridge District Council

Services: Mains electricity, water and drainage.

Gas fired central heating

Council Tax: Band F

EPC Rating: D

Wayleaves and easements: This property is sold subject to wayleaves or easements, whether mentioned in these particulars or not

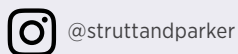
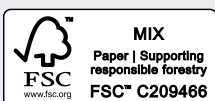
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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