



16 Hillside Cockwood, Exeter, Devon EX6 8RN



£445,000

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

If you are looking for a change of lifestyle, perhaps you want to run a business from home, use your own cabin with kitchen, bedroom, shower room and incredible views to support your business *and* grow your own produce in your large gardens; this beautiful, 16th Century home could be for you! The inglenook fireplace, with a log burner, makes the large sitting room cosy. A spiralling staircase leads you to the first floor, where the large master bedroom with en-suite shower room is situated. A connecting door to bedroom 4, from the master bedroom, would make an excellent nursery or dressing room, creating a substantial master suite. The home continues downstairs with a kitchen-diner, 2 bedrooms and a bathroom with a separate WC. Outside there are a courtyard and terraced gardens with views across the Exe estuary, in all, approximately 1/3rd of an acre of land.

This home has been well maintained and developed by the current owner, who has invested a lot of money and love into the home. The front of the property has been completely re-rendered, and new windows fitted to the front. A new bathroom has been installed, and the small flat roof replaced. The kitchen has been refurbished, and the chimney has been relined with a double wall stainless steel chimney liner and is regularly swept. The gas central heating was replaced in 2017 and is regularly serviced. A new detached cabin, replacing the existing building, was built in 2021. This is completely detached from the main house and accessible via a private driveway. This modern building has a large living space and kitchen, a large double bedroom, a shower room with composting toilet, its own entrance porch and decking with incredible views across to the Exe estuary and beyond. The cabin is also completely double-glazed and is used as an ancillary building to the main house.

This home is set on a quiet road in the heart of Cockwood Village, within a short walk of the harbour and the local pubs. Cockwood offers a village lifestyle with easy access to Starcross, Dawlish Warren, Dawlish, and Exeter. Both buses and trains are within walking distance of the property, as is the Exe Estuary trail for cycling and walking, Dawlish Warren Nature Reserve, beaches and Powderham Castle. The village has a great primary school, and pupils access secondary schools in Dawlish, Exeter and the grammar schools in Torquay for their secondary education. The local area has a wide range of established social and interest groups for all ages; churches, beaches, bars, and cafés.

To the front, is a parking space and a newly built log store. Two flower beds are set either side of the wooden front door, which is complete with a bullseye window.

Entrance Hall: The hallway's walls are lined with painted wooden panelling, completed with wood-effect laminate flooring; creating both a welcoming and practical, easy-clean, welcoming space. A double radiator is fitted as well as a wall light.

Lounge: The focal point in this large room is the original inglenook fireplace complete with stone hearth and log burner, framed by the original wooden lintel. The two windows are each fitted with wooden window seats which can also be used for display. A double radiator is also installed to keep the chill off, if you don't want to light the fire. The stairs to the first floor are behind a wooden ledged and braced door. The staircase spirals to the right, leading you to the first floor.

Kitchen / Dining Room: The kitchen has been updated with a range of base and wall cabinets in a neutral Shaker style. New tiled splashbacks and wood-effect worktops, in keeping with the cottage setting, have also recently been installed. There is space for an electric freestanding cooker, a space for a fridge freezer and plumbing for a washing machine. The 1½ bowl sink unit overlooks the courtyard garden and up towards the terraced gardens. The room has laminated wooden flooring laid, and a door leads to the rear lobby, WC and bedrooms.

Rear Lobby: The lobby leads to the WC, bathroom, bedrooms and out the courtyard garden. It has laminate wooden floor and contains the airing cupboard, where the combi central heating boiler is. This was replaced in 2017 and has been regularly serviced.

WC: The W.C. with washbasin is in its own room, making it accessible to guests.





Bathroom: The new bathroom suite is made up of a panelled bath with a fitted shower and glass screen. There is also a basin with storage below. Modern textured wall tiles have been professionally installed, as is the Velux window.

Bedroom 2: This large private room is accessed via three steps and is lit by two Velux windows. A double radiator is installed. The room has recently been re-carpeted.

Bedroom 3: A double-glazed window looks out over the rear courtyard garden and a recessed wardrobe is fitted. A double radiator is fitted.

First Floor Landing: At the top of the spiralling staircase is a short corridor leading to:

Bedroom 1: A large master bedroom with a fitted wardrobe with curtains across. A double-glazed window to the front and a door to bedroom 4.

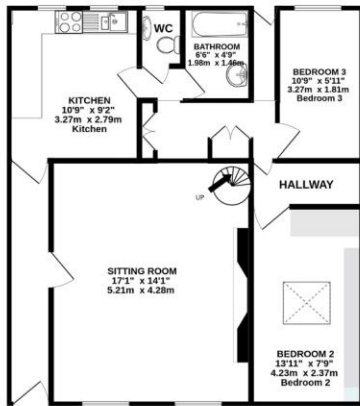
Bedroom 4: With its link door to the master bedroom, this room lends itself to use as a dressing room, nursery, bedroom, or office, whichever fits in with your needs. A window overlooks the front and a double radiator is installed.

Shower Room: This en-suite to the master bedroom has a second door to the first-floor landing. A shower cubicle with wall tiles, has an electric shower fitted. A wash basin and W.C. complete the room. A double radiator is installed. Natural light comes through a Velux window.

For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.



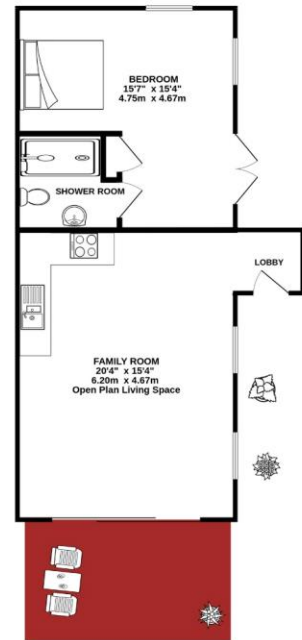
GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



CABIN
571 sq.ft. (53.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1533 sq.ft. (142.4 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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Outside: The back door opens onto a gravelled courtyard garden. Steps lead you through the garden's terraces to the rear gate. Terraces are established with flower beds, rockeries and lawned areas. The views over the valley and Exe get more and more amazing as you move through the garden. At the top of the steps, you reach the rear gate through which you access the upper garden, a largely level space. This can also be accessed on foot or by vehicles, via a private gate and driveway. A large **garage space** has been effectively adapted with glazed door and windows, creating a **home workshop**, where the current owner runs a successful business from.



A large cabin was built in 2021, this replaced an old existing one. This provides the owner with a steady income from holiday lets. This one-bedroom unit is modern and has the most stunning views of the Exe estuary. Bi-fold doors enable the occupants to enjoy the views from inside and open onto the decking. The cabin has a large open-plan living space, a large bedroom with a fitted wardrobe, a shower room, complete with handbasin and composting toilet. The large top garden provides the potential for self-sufficiency. The gardens are developed with a Poly Tunnel, a potting shed, a storage shed, flower and growing beds as well as a large lawned area, all enclosed by an established hedge row. The space could be enjoyed as it is or developed further to grow more of your own produce.



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A beautiful, cosy cottage in a quiet village



Garden, polytunnel, potting shed.



Cabin



Guide Price £445,000

Middlewood, Cockwood



Polytunnel and Lawn



Mid Terrace



Courtyard



The Cabin



Front Elevation

Site Plan



Modern cabin with stunning views!



Family and friends can have their own space when visiting!





Spacious bedroom with space for occasional beds.



Shower room and composting W.C.





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The perfect location to work or for guests to relax.





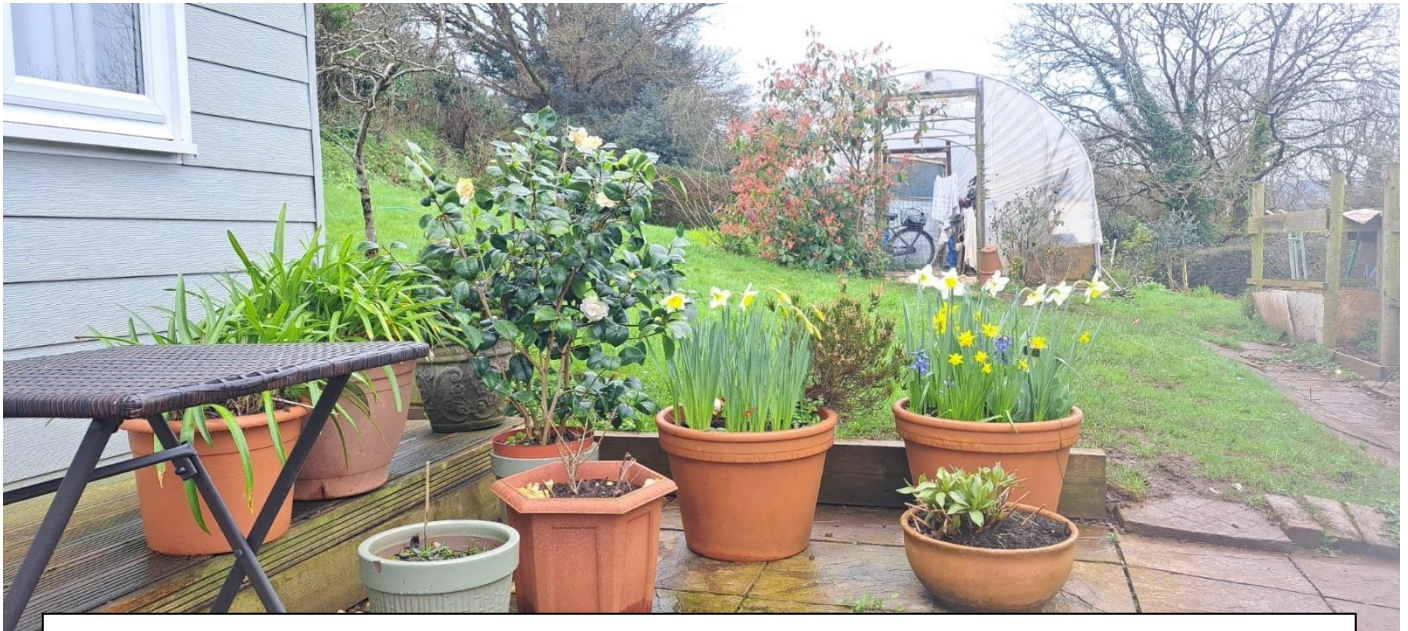
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Land to develop and grow your own produce.





Established planting.



Storage, potting shed, and poly tunnel.





Terraced gardens, current owner has kept chickens and sheep on site.



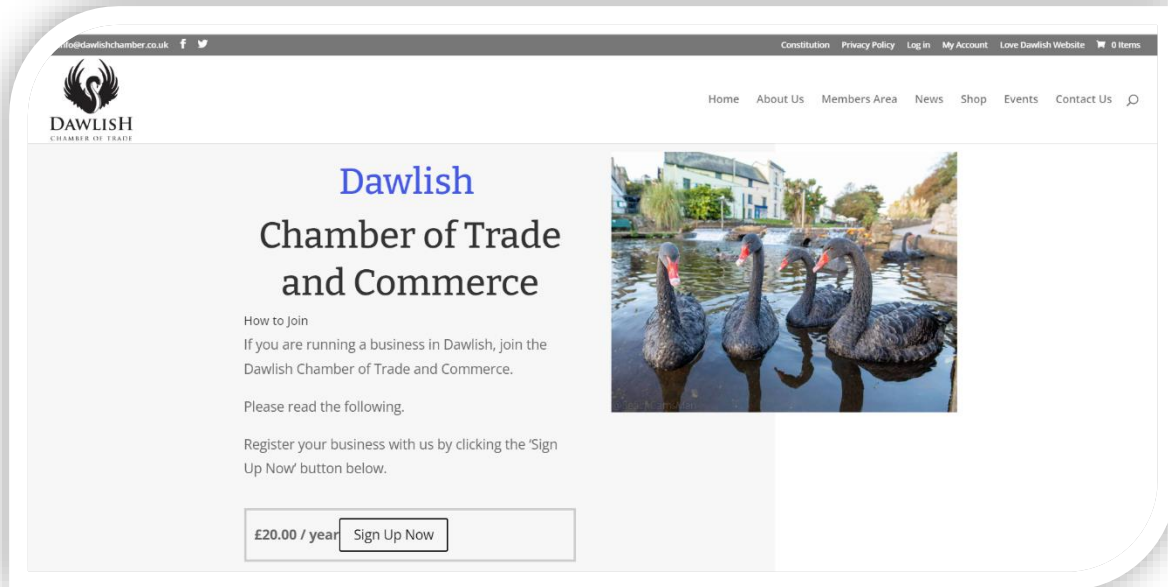
The local area.



BE YOUR OWN BOSS

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Dawlish Chamber of Trade and Commerce

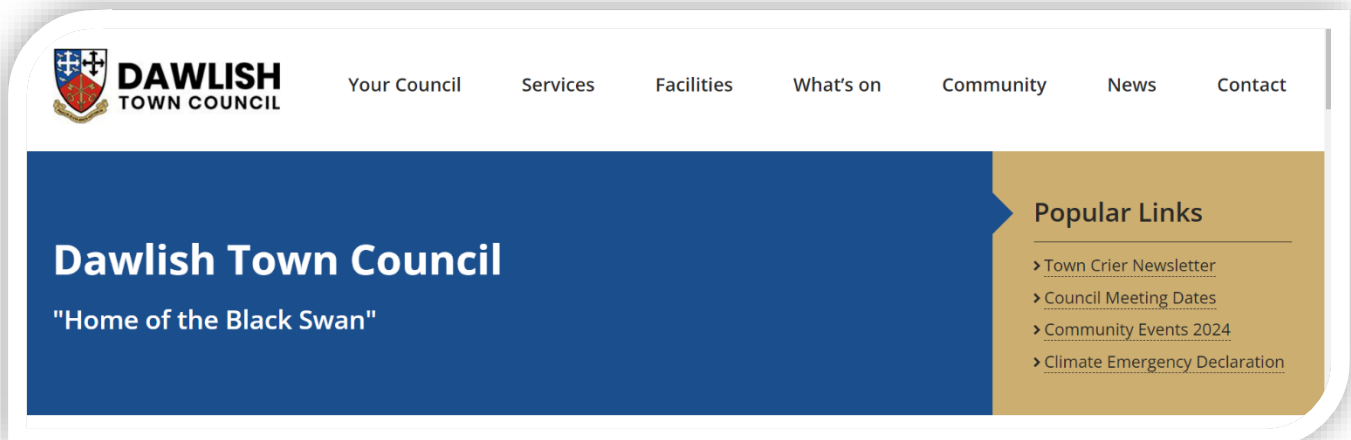
How to join
If you are running a business in Dawlish, join the Dawlish Chamber of Trade and Commerce.


Please read the following.

Register your business with us by clicking the 'Sign Up Now' button below.

£20.00 / year

<https://www.dawlish.gov.uk/>



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"Home of the Black Swan"

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The local area's economy is healthy and evolving!

Escape the Rat Race and Evolve Your Lifestyle and Income in South Devon.

For many people the thought of moving away from city life, leaving their jobs, ending long working hours to start a new adventure, is the dream. Aspiring to spend more time with their family, relocating to the countryside and being their own boss is actually and achievable dream.



When you start to meet people in the area, you soon realise that many people have made this dream their reality, trading in their 3-bedroom homes and realising that their money goes a lot further in Devon. This is your chance to take the plunge and join us. Running your own business is not as daunting as you may think, especially if you tap into the local chamber of trade, where you can meet, learn, and share ideas with people who have already become their own boss. The local area's economy is healthy and evolving. New housing is being built, people are moving into the area, and this means that all the domestic businesses and trades that people need are in demand. There is a well-established local holiday trade with the population growing significantly from Easter to October each year.



This could be your lifestyle, all year round! Living in a 16th Century cottage with the benefit of a modern cabin with amazing views over the Exe Estuary. The property's 1/3rd of an acre plot lends itself to further development so you can grow your own produce and reducing your reliance on supermarkets. On top of this, the garage, set at the rear of the property, has been adapted for use as an independent business.

What are you waiting for? To book a viewing call us today, email us or get in touch by text or WhatsApp. We will arrange a viewing to suit you, including evenings, Saturdays and Sundays! At Underhill we value more than our clients' homes, we value the partnership in selling and helping families make the move to join our fantastic communities in South Devon.

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