



**East of**   
ESTATE AGENTS

**Ferry Road**  
Exeter £1,650,000

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Welcome to River House, an enchanting historic residence situated on Ferry Road in the heart of Topsham, offering stunning river views across the Exe and shared access to a private slipway. This Grade 2 listed property, dating back to the late 18th century, showcases a blend of period charm and modern comforts. The architectural beauty of its double gable ends and the character-rich features, such as exposed oak beams, low ceilings, and open fireplaces, highlight its timeless elegance. With six spacious bedrooms, including a unique loft master suite, four inviting reception rooms, and a farmhouse-style kitchen equipped with a range cooker, River House offers a harmonious blend of historical character and contemporary living. Impeccably presented throughout and set in a highly sought-after location, this property promises a distinctive and graceful lifestyle.

Historic Period Property | Six Bedrooms with Master Suite |  
Farmhouse Kitchen with Range Cooker | Three Ground Floor  
Reception Rooms | First Floor Lounge with Balcony | Family  
Bathroom & Shower Room | Ample Storage | Magnificent  
Riverside Garden | Garden Shed & Summer House | Garage

## LOCATION

River House enjoys a prime location on Ferry Road, at the heart of the sought-after town of Topsham. This picturesque area offers a level walk to the quay and is just minutes from the bustling town centre, where you can find an array of shops, restaurants, and amenities. The property's riverside setting provides stunning views and a tranquil ambience, while its central location ensures that everything you need is within easy reach.

Topsham is renowned for its charming character and vibrant community, offering a blend of historic architecture and modern conveniences. The town's rich maritime history is reflected in its quaint streets and historic buildings, creating a unique and inviting atmosphere. Residents of River House can enjoy leisurely strolls along the river, visits to local markets, and a variety of cultural and recreational activities. The proximity to Exeter and excellent transport links makes Topsham a highly desirable location for those seeking a peaceful yet connected lifestyle. Living at River House means enjoying the best of both worlds: the peace and beauty of riverside living and the convenience of being in the heart of a vibrant community.

Topsham is a popular estuary town, known for its rich shipping history and famous for beautiful Dutch house architecture located along the highly desirable Strand. With excellent amenities including, The Sailing Club, The Bowls Club, The Goat Walk, the bird hides and nature reserve at Bowling Green Marsh plus many highly regarded restaurants and pubs and streets lined with independent shops.



Topsham enjoys a wonderful local community with a community run committee called Love Topsham regularly bringing residents together with an array of events and a dedicated team welcoming new residents to the town.

Topsham sits on the avocet train line from Exmouth to Paignton and trains run out of the station every 25 minutes going in the direction of Exmouth or Exeter. From Exeter St David's trains to London's Paddington take approximately just over 2 hours. There is a regular bus service and the M5 motorway junction is about 3 miles away

### DESCRIPTION

River House is a striking historic home that exudes character from every corner. Stepping inside, you are greeted by beautifully central hallways adorned with exposed oak beams, setting the tone for the character and warmth found throughout the property. The house features six bedrooms, including a charming loft master suite, providing ample space for family living or accommodating guests. Each room showcases original features, from the low ceilings that enhance its historic charm to the open fireplaces that offer a cozy ambience.

The ground floor boasts three elegantly appointed reception rooms, perfect for both relaxation and entertaining. The first-floor lounge, with its balcony, offers breathtaking river views, providing a serene retreat where you can unwind while gazing over the tranquil waters. The spacious farmhouse-style kitchen is the heart of the home, complete with a range cooker and ample space for dining and socializing.

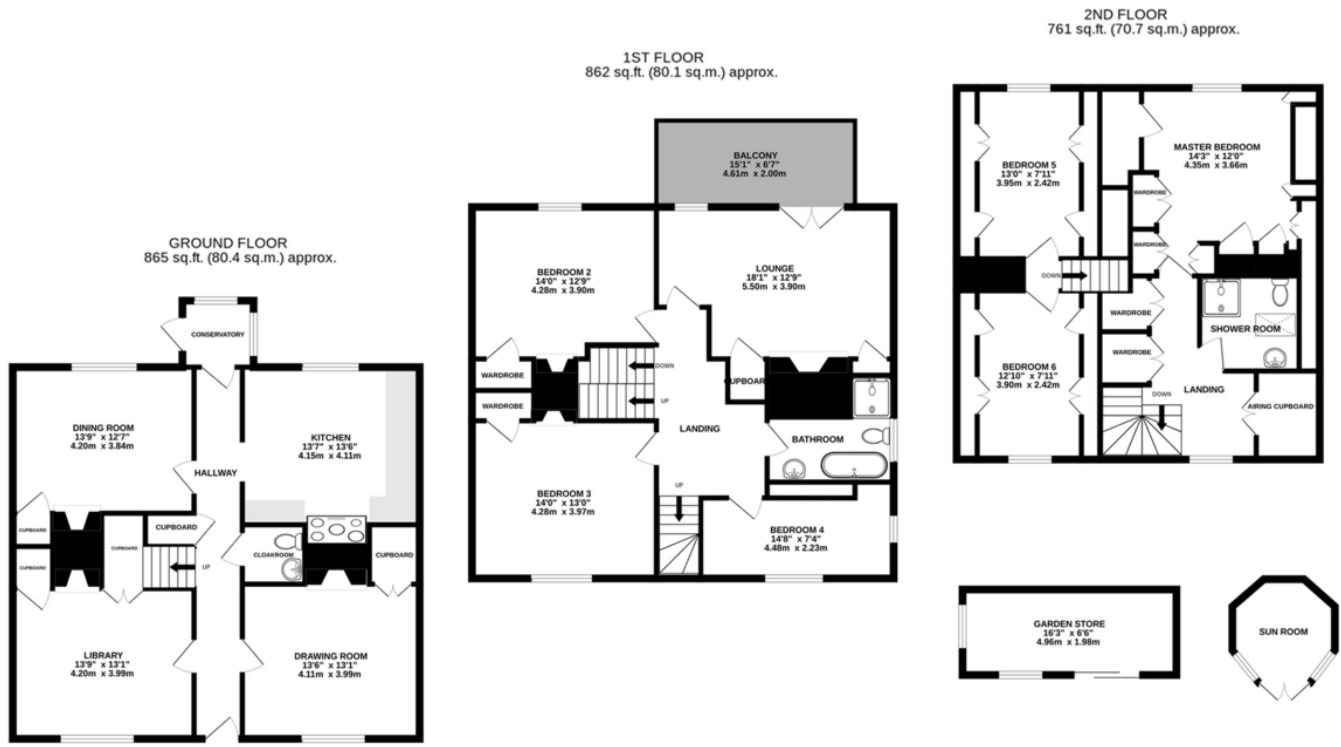
Attention to detail is evident in every corner of River House, with a commitment to preserving its historic essence while ensuring modern comfort. The bathroom and separate shower room cater to the needs of a busy household, blending practicality with style. Throughout the house, the quality of presentation and thoughtful design create a welcoming and comfortable living environment, making River House a truly exceptional home.

### GARDEN AND GROUNDS

The south-facing, private, and mature enclosed garden of River House is a haven of tranquillity. Extending down to the river, the garden is beautifully planted, offering a riot of colours and textures throughout the seasons. A central lawn leads you through lush greenery and vibrant flower beds, creating a picturesque setting that invites you to explore and enjoy nature. A riverside patio provides a perfect spot for outdoor dining and relaxation, where you can enjoy the soothing sounds of the river and the stunning views.

A practical garden shed offers convenient storage for tools and equipment, ensuring that the garden remains tidy and well-maintained, and a hexagonal summer house provides relief from the sun. The garden provides ample space for a variety of outdoor activities, whether it's a game of boules on the lawn or a quiet afternoon of reading by the river's edge. Private access to a shared slipway adds a unique benefit for boating enthusiasts, allowing for easy river access right from your doorstep. The garage, located a short walk away, adds to the practicality of this stunning property, ensuring secure parking and additional storage space. The outdoor spaces at River House are designed to delight, offering a perfect blend of beauty and functionality.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



**EXETER OFFICE**  
18 Southernhay West Exeter EX1 1PJ  
Tel: 01392 833999  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**EAST DEVON OFFICE**  
61 Fore Street Topsham Exeter EX3 0HL  
Tel: 01392 345070  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
Main Road Exminster EX6 8DB  
Tel: 01392 833999  
enquiries@westofexe.co.uk  
www.westofexe.co.uk