

**kw** EXETER  
KELLERWILLIAMS. REALTY

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Topsham  
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**WELCOME  
HOME**

**WELCOME TO THE AREA**

**LIVING ROOM**

**BEDROOMS**

**OUTDOOR SPACE**

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# Welcome to Topsham

## A Home for Every Lifestyle

Topsham is a historic town with a rich maritime heritage, dating back to its days as a significant port. Situated along the River Exe, the town grew in importance during the 18th and 19th centuries as a hub for shipbuilding and trade.

Topsham was particularly involved in the wool trade and benefited from its connections to Exeter and the wider world through shipping routes.



# COME ON THROUGH...

## A Home Full of Character

Steeped in history, this delightful property was originally part of a Dairy to Whittons Farm. Since converting into a residential dwelling, it now offers approximately 700 square feet of living space spread across two stories, with lovely views and beautiful original features.



This home is a rare find, offering a peaceful blend of historic character and modern convenience, with the bonus of an elevated garden sanctuary and easy access to the vibrant heart of Topsham. Whether looking for a serene retreat or a picturesque spot close to Topsham's amenities, 11 Follett Road is the ideal place to call home.



Living Room: This inviting living room features a gas-operated fireplace set within the original chimney breast, flanked by two spacious built-in shelving and storage units in the alcoves. Large west-facing windows flood the room with afternoon light, enhancing its high ceilings and period features such as the elegant dado rails, typical of the Victorian era.





## 2 BEDROOMS



Spanning the full width of the property, the master bedroom is spacious and filled with light from its large west-facing window. While the River Exe isn't directly visible, you'll enjoy charming views of the boat masts drifting by. This room also features high ceilings and a beautiful period fireplace, adding to its charm.





The second bedroom is cozy and tranquil, with a large east-facing window that overlooks the private garden. Like the master bedroom, it boasts high ceilings and an original fireplace, making it a characterful and relaxing space.







# BATHROOM

The bathroom features a full-size bathtub with a shower, an extractor fan, and an east-facing window that provides natural light and ventilation while offering a view of the private garden.







Kitchen: Bright and airy, this well-appointed kitchen boasts a Neff electric oven and stove, with plenty of cupboard space for storage. A large south-facing window allows natural light to pour in, making it a pleasant space for cooking. The kitchen also houses the boiler and includes a useful pantry/utility area tucked beneath the stairs, offering ample additional storage.





# OUTSIDE SPACE



## Outdoor Space to Relax

Outdoor Space to Relax The expansive garden is a true highlight, elevated above street level and accessed via a private side entrance. A large lawn is bordered by raised beds to the south and a well-maintained hedge, offering privacy and protection from the northern winds. The garden also includes a spacious shed for additional storage, perfect for garden tools or outdoor equipment.

Discover the unique charm of 11 Follett Road, a property that beautifully blends historical significance with modern comfort. Once a bustling dairy at the heart of Whitton Farm, this home is a testament to Topsham's rich agricultural past, updated for contemporary living.



# THE LOCALITY

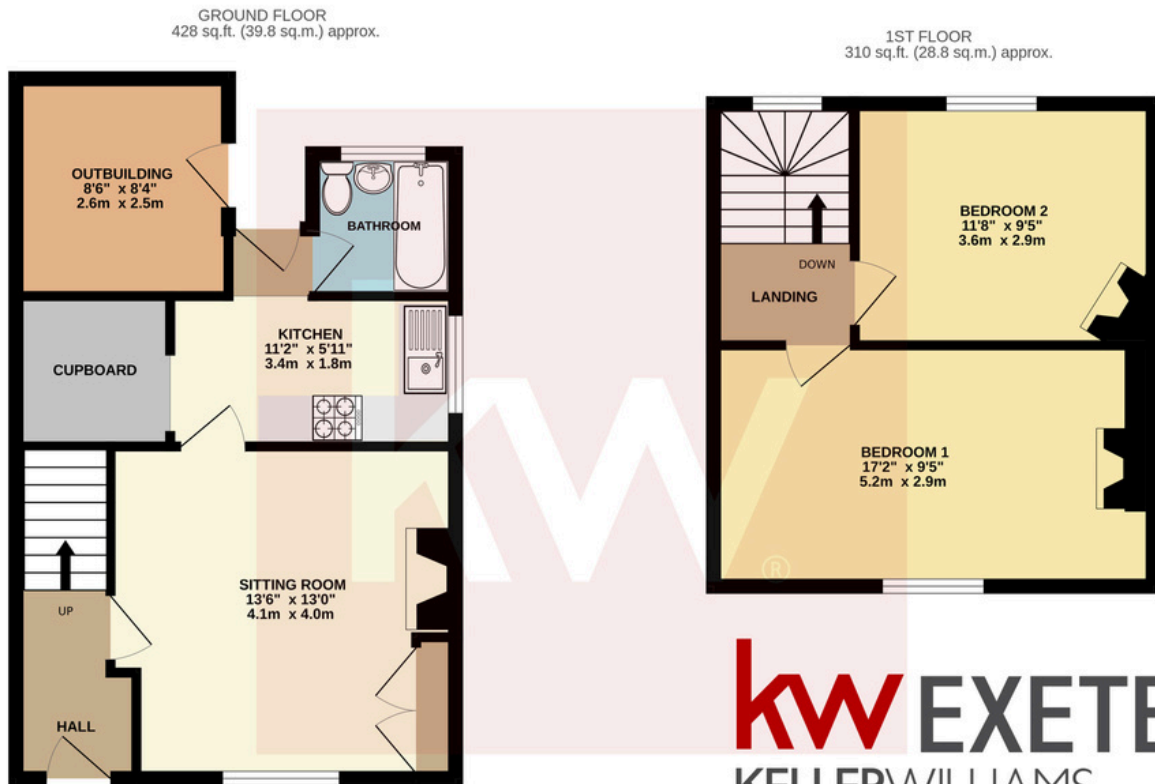


11 Follett Road puts you at the centre of Topsham life, moments away from the town centre and a stone's throw from enjoying a stroll by the water's edge.

Topsham's town centre is filled with independent shops, boutiques, and eateries, giving the town a lively and unique character. Popular spots include The Galley, known for its fresh seafood, and the Salutation Inn, which offers fine dining in a historic setting. The recently opened Fire Station bar in a converted fire station has quickly become a local favourite for craft beers and cocktails, contributing to the town's bustling social scene. The city regularly hosts events, such as the Topsham Food Festival and Nello's Long Table, which bring together residents and visitors to celebrate local food, drink, and culture



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TOTAL FLOOR AREA : 738 sq.ft. (68.6 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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To make an appointment to view or if you have any other questions, you can contact me directly on 07587 474035.

I look forward to hearing from you and ensuring you enjoy A Moving Experience with me, Luke Jones and the Experience Team at Keller Williams Exeter.