



East of
ESTATE AGENTS

The Strand
Exmouth £500,000

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Nestled in a captivating coastal setting, this traditional fisherman's cottage presents a rare opportunity to own a piece of history on the very shoreline of the charming Lympstone harbour. With sweeping views across the estuary and a privileged position opposite the bustling working harbour, this residence embraces the essence of a tranquil seaside retreat while offering the convenience of village life. A true blend of heritage and charm, the property features three bedrooms, two reception rooms, a kitchen, and a family shower room, complemented by storied views and timeless architecture.

Period Mid-Terrace | Three Bedrooms | Two Reception Rooms | Kitchen | Family Bathroom | Downstairs W.C | Riverside Location | Fantastic Views |

LOCATION

Situated in the heart of the highly sought-after village of Lympstone, this property enjoys an enviable location along the shoreline of the historic harbour. The bustling, community-oriented village center is moments away, providing easy access to local amenities and the warmth of village life. Directly opposite the sailing club and working harbour, the cottage grants panoramic views across the estuary, with vistas stretching out towards the beautiful coastline of Dawlish. A three-minute walk leads to the nearby railway station, offering convenient connections, while the surrounding area invites exploration with coastal paths, local shops, and a lively harbourside atmosphere. This property's setting promises both a serene lifestyle and seamless access to the beauty of Lympstone's maritime heritage.



DESCRIPTION

This delightful fisherman's cottage, steeped in history and coastal charm, offers a unique residence directly along Lympstone's lively harbourfront. Entering through a communal courtyard, where local fishermen still ply their trade, the atmosphere is imbued with a sense of tradition and community. The cottage itself welcomes you with two cosy reception rooms that capture the essence of seaside living, with the ground floor rooms with shuttered windows that frame enchanting vistas over the harbour and estuary. The kitchen, thoughtfully designed with functional storage beneath the stairs, provides a practical space for everyday needs, while a convenient downstairs W.C. adds to the property's functionality.

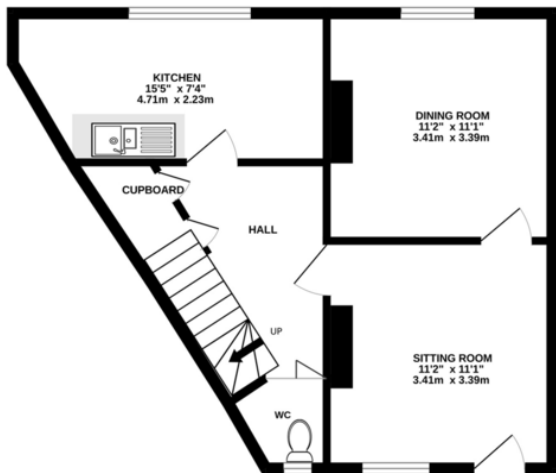
Upstairs, the layout unfolds to reveal three well-proportioned bedrooms, each with its own character and view. The family shower room offers a bright, efficient space, perfect for refreshing after a day spent by the sea. Every room preserves the charm and heritage of the home, blending comfort with the building's maritime roots. Set in a location that celebrates its surroundings, this cottage is a captivating find for those looking to immerse themselves in a seaside lifestyle that connects with both the past and the present. The property benefits from a large loft space for extra storage, or the potential to convert into an additional living space.

GARDEN AND GROUNDS

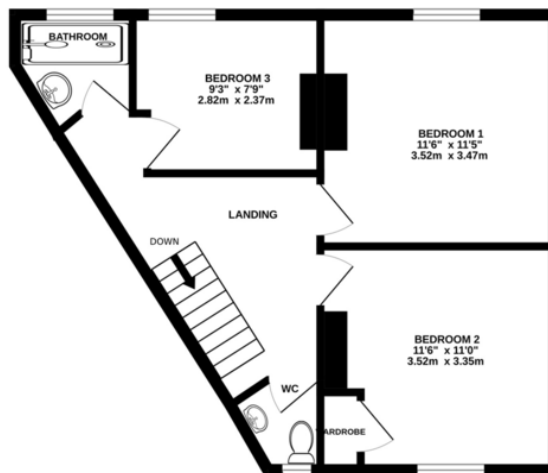
To the front, the property opens into a quaint community courtyard, where traditional practices echo in the presence of the local fishermen, adding character to the cottage's entrance. The space offers a touch of coastal serenity, ideal for appreciating the atmosphere of the harbour just steps away. Opposite, the cottage overlooks the bustling harbour and sailing club, providing a picturesque setting that can be enjoyed from the comfort of the property's own frontage. This idyllic outdoor space allows the scenic beauty of Lympstone's shoreline to be fully appreciated year-round.



GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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



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