



ORCHARD LANE

EASTDON, EXETER, EX6 8RL



Robert Williams

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“Versatile property with stunning estuary views from garden & balconies, and estuary pursuits on your doorstep”.



ORCHARD LANE

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Nestled in a superb location with captivating views of the Exe Estuary and boasting south-facing gardens, this property offers highly versatile accommodation with five bedrooms and four bathrooms set over two floors. The home combines traditional features of the original 1600s cob built cottage, with the spacious contemporary living within the modern extended areas. Available with no onward chain.

THE PROPERTY

The property is entered via Orchard Lane and is set back from Dawlish Warren Road. The front door leads to an entrance hallway with doors to the car port, a downstairs shower room and the main living room. The spacious living room features a stone fireplace with woodburner and patio doors to the rear garden, which make it a superb space for superb entertaining.

An inner hallway leads to the modern kitchen, dining room and ground floor bedroom with en-suite bathroom. There is an external door leading to a small courtyard which houses the oil fired boiler. The kitchen is equipped with shaker-style units, granite-effect work surfaces, and integrated appliances including a five-ring LPG gas hob, double oven, dishwasher, and washing machine.

On the first floor, the stairs open out to an expansive sitting room with patio doors to the sunny balcony. From here, to the East side of the property there is a study area and two bedrooms with vaulted ceilings which enjoy the best estuary views from Juliette balconies. One of these is the master bedroom with en-suite shower room. To the west side of the building are the two further bedrooms and modern family bathroom which includes jacuzzi bath.

Outside, there is roadside parking, and a gated carport provides secure off-road parking for 2 cars and leads to the rear gardens with a large paved sun terrace, rockery, pond, a large lawn and tall hedges for privacy. There is also a substantial summerhouse and storage shed.





THE LOCATION

Eastdon is situated between the picturesque harbour village of Cockwood and Dawlish Warren, renowned for its beautiful beach and local amenities including 18 hole golf course. Starcross is within walking distance and offers a mainline railway station to Exeter St Davids and London, while the 16-mile Exe Estuary cycle trail, just across the road, offers stunning estuary views and connects Dawlish Warren, Exeter, and Exmouth.

DIRECTIONS

Take the A379 from Exeter towards Dawlish. Proceed through Starcross and take the next turning left around Cockwood Harbour and past The Anchor Inn. After half a mile you enter Eastdon and the property is on the corner of the next junction, bordered by a screening hedgerow.



5		bedrooms	4		bathrooms
3		receptions	2		car spaces

Local Authority: Teignbridge Council

Council Tax Band: F

Tenure: Freehold

Heating: Oil Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: D





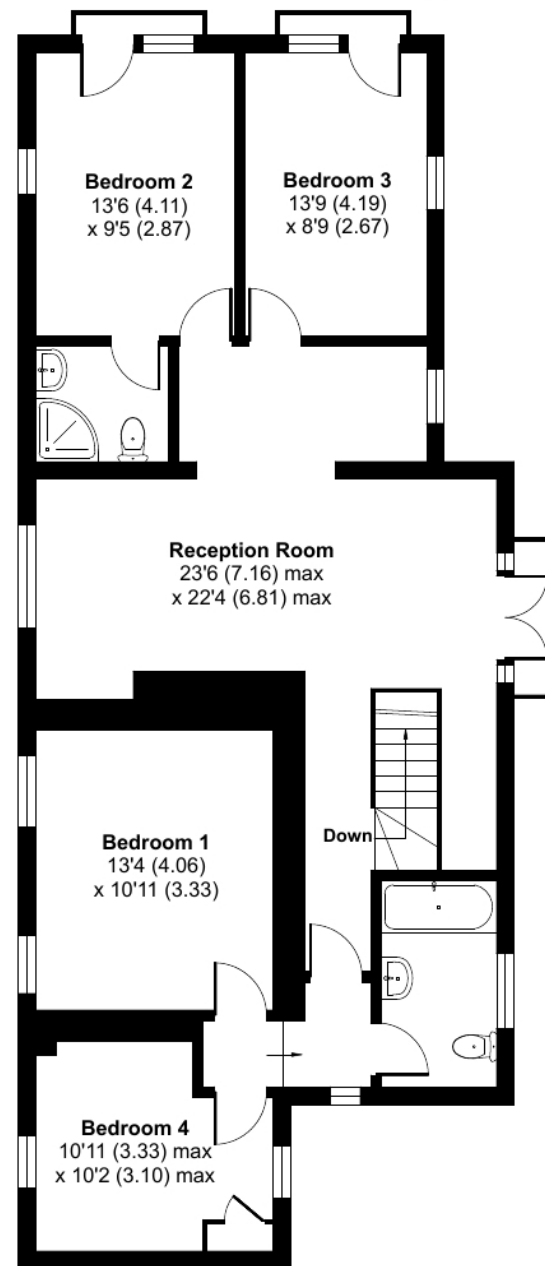
Eastdon Cottages, Orchard Lane, Eastdon, Starcross, Exeter, EX6

Approximate Area = 2097 sq ft / 194.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2024. Produced for Robert Williams Ltd. REF: 1113729





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.