



- DETACHED COTTAGE IN THE CENTRE OF COCKWOOD
- WONDERFUL VIEWS ACROSS THE RIVER EXE
- NO ONWARD CHAIN
- FITTED KITCHEN, UTILITY
- LIVING ROOM DINER
- TWO BEDROOMS, BATHROOM
- ENCLOSED COURTYARD GARDEN
- HAS BEEN RUN AS A SUCCESSFUL AIRBNB

Cotton Hill, Cockwood, EX6 8RB

Offers In Excess Of £280,000

Wonderful harbour and estuary views are enjoyed from this deceptively spacious cottage set in the middle of the historic waterside village of Cockwood. The property has been run as a highly successful holiday let for nine years, yet would also suit a range of buyers looking for anything from a quiet bolthole or long-term let to a cosy permanent home in a friendly and vibrant village. Oyster Cottage is offered with NO ONWARD CHAIN and briefly comprises a fitted kitchen, uPVC double glazing, gas central heating, spacious upstairs bathroom, two genuine double bedrooms, an attached enclosed courtyard, generous lounge/diner and separate utility room. An early viewing comes highly recommended.



Property Description

Multi-paned door opens into...

RECEPTION AREA

With step up into...

KITCHEN

Range of matching base units with roll top work surface over, inset stainless steel sink drainer, space for electric cooker with extractor fan above, modern feature radiator, window to side. A door open into the...

UTILITY ROOM

With high level window to side, space and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted gas boiler supplying domestic hot water and gas central heating.

LIVING ROOM DINER

Dual aspect with uPVC double glazed bay window to front and window to side aspect, two radiators, attractive fireplace with pine surround and slate hearth, space for dining table and chairs, power points. Bespoke dog-leg staircase leading to the first floor, uPVC double glazed rear door giving access out to the courtyard.

FIRST FLOOR LANDING

With window to side, loft access hatch.

BEDROOM ONE

uPVC double glazed window to front enjoying wonderful views over Cockwood harbour and across the estuary towards Exmouth. Radiator, power points.

BEDROOM TWO

With sash uPVC double glazed window to front enjoying





similar outlook to that of bedroom one. Built in shelving with hanging rail. Radiator, power points.

BATHROOM

With uPVC double glazed window to rear, white suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower attachment, tiled splash backs, heated radiator/towel rail. Generous built in linen cupboard and storage cupboards.

OUTSIDE

To the rear is a fully enclosed courtyard garden with ceramic tiled flooring. Casement window to side, perfectly framing the pleasant outlook to rolling countryside beyond. Space for bistro table and chairs.



MATERIAL INFORMATION - Subject to legal verification

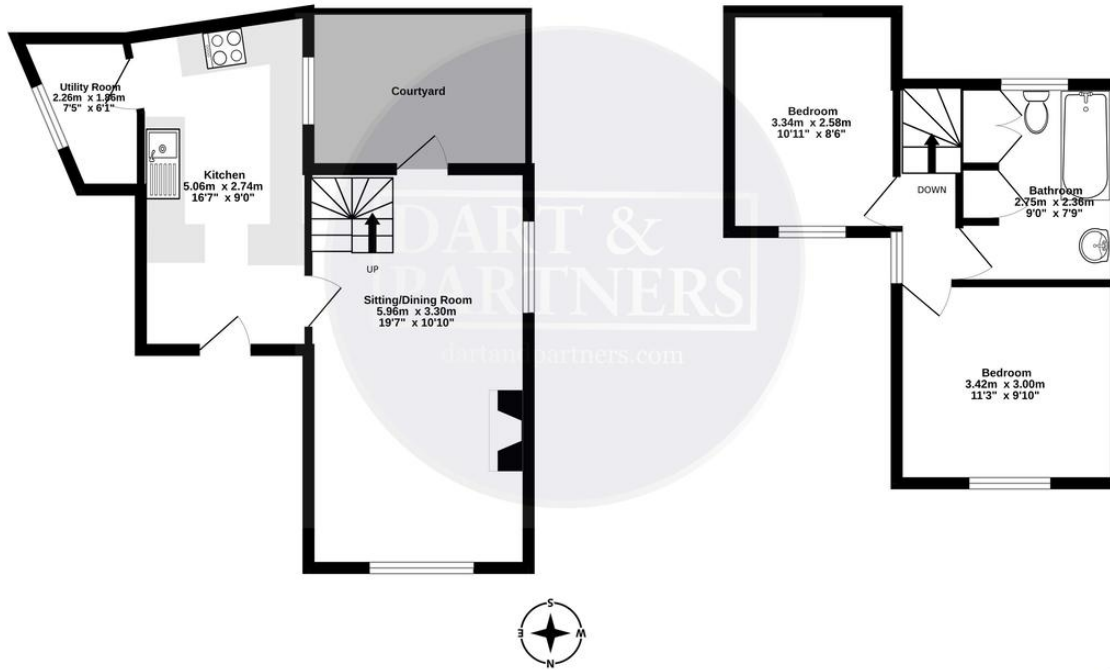
Freehold

Council Tax Band - N/A as commercially rated



Ground Floor
34.4 sq.m. (370 sq.ft.) approx.

1st Floor
27.9 sq.m. (300 sq.ft.) approx.



TOTAL FLOOR AREA : 62.3 sq.m. (670 sq.ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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