



West of 

Middlewood

Cockwood

£495,000

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## Cockwood £495,000

A rare opportunity to purchase this beautiful and deceptively spacious character cottage, nestled in a quiet location to the rear of the wonderful and highly popular estuary village of Cockwood. This desirable property offers a wealth of character features with exposed beams and timbers, and large open fireplace, plus benefits from an attractive and spacious living room, large kitchen/breakfast room, downstairs shower room, three good size bedrooms and bathroom. A real feature of the property is the extensive gardens with a useful workshop, and to the front of the property is a large garage with a driveway to the side. The property is being sold Chain Free.

Wonderfully spacious character cottage | Three good sized bedrooms | Attractive and spacious living room with exposed beams and large fireplace | Large kitchen/breakfast room | Downstair shower room | Spacious bathroom | Extensive gardens | Block built workshop/storage room | Attached large garage | Off road parking for one vehicle

### PROPERTY DETAILS

#### APPROACH

Pretty cottage style entrance canopy. Solid wood door to entrance hallway. Outside light.

#### ENTRANCE HALLWAY

Attractive entrance hallway with exposed ceiling timbers. Radiator. Wall lighting. Door to living room.

#### LIVING ROOM

22' 1" x 15' 7" (6.73m x 4.75m) Beautiful character room with two windows to front aspect. Exposed beams and ceiling timbers. Four radiators. Large feature stone fireplace with heavy wood mantle and stone hearth with open grate. Alcove shelving. TV and telephone points. Wall lighting. Doorway to inner hallway. Door to kitchen/breakfast room.

#### INNER HALLWAY

Small inner hallway with attractive feature stone curved wall. Stairs to first floor. Door to kitchen/breakfast room.

#### KITCHEN/BREAKFAST ROOM

15' 4" x 13' 1" (4.67m x 3.99m) (max) Spacious kitchen/breakfast room with two windows to rear aspect. Fitted kitchen with excellent range of base, wall, drawer and display units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral eye-level electric double oven and large ceramic hob with extractor hood over. Space and plumbing for washing machine. Space for freestanding fridge/freezer. Floor mounted Worcester oil



fired boiler. Two radiators. Part glazed Upvc door to garden. Door to shower room.

### **SHOWER ROOM**

6' 3" x 3' 8" (1.91m x 1.12m) (max) Useful ground floor shower room with modern white suite comprising; low level w.c., hand wash basin with tiled splashback and glass sliding door to large shower enclosure with electric shower over. Extractor fan. Door to understair storage cupboard.

### **FIRST FLOOR**

#### **STAIRS/LANDING**

Stairs from inner hallway to light and spacious first floor landing with window to rear aspect and outlook over the garden. Door to airing cupboard complete with hot water tank and shelving. Radiator. Doors to bathroom and bedroom 3. Doorway and step down to inner hallway with doors to bedrooms 1 and 2.

#### **BEDROOM 1**

16' 1" x 10' 0" (4.9m x 3.05m) Spacious master bedroom with window to front aspect. Radiator. Two built-in double wardrobes complete with hanging rails and shelving. Wall lighting. Exposed beams and timbers. Telephone point. Hatch to loft space.

#### **BEDROOM 2**

13' 0" x 11' 9" (3.96m x 3.58m) Further spacious double bedroom with window to front aspect. Exposed beams and timbers. Radiator. Door to built-in wardrobe complete with hanging rail and shelf. Wall lighting.

#### **BEDROOM 3**

13' 1" x 6' 5" (3.99m x 1.96m) (plus deep door recess) Further good sized bedroom with window to rear aspect. Radiator. Alcove shelving. Sliding doors to built-in double wardrobe complete with hanging rail and shelf. Telephone point.

#### **BATHROOM**

9' 9" x 5' 5" (2.97m x 1.65m) Large bathroom with window to rear aspect. Coloured suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround. Radiator with attached towel rail. Wall mounted electric heater. Fully tiled walls.

### **OUTSIDE**

#### **FRONT**

Small front garden area enclosed by ornate low fencing with an arrangement of potted plants and shrubs.

#### **GARAGE**

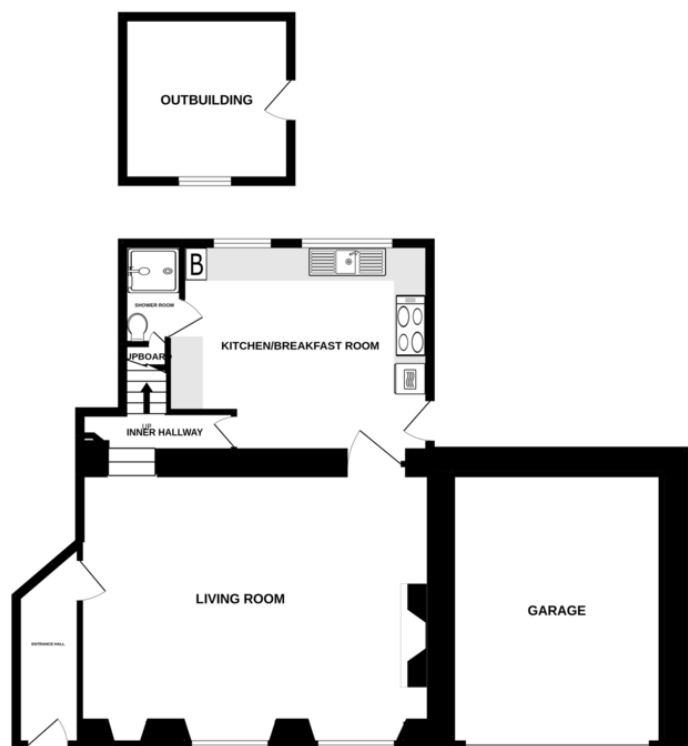
Remote controlled up and over door to large garage complete with light and power.

#### **REAR GARDENS**

Steps lead up from a lower passageway to a pretty cottage style garden with gate to front access. Path leads around to a useful block built workshop with light and power and also housing the oil tank. Steps lead up to a little hidden small patio area where you can enjoy the sun with privacy. Further steps lead up to a wonderful undulating 'meadow style' garden approx .31 of an acre offering superb potential for gardening, vegetable growing, orchard and animals plus room for adding further workshop or studio. All the gardens offer superb privacy yet wonderful views over the village towards Cockwood harbour and the estuary.

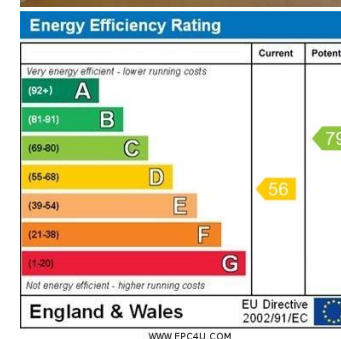


GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR



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**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

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