

Badlake Hill, **Dawlish**, EX7 9BD

A unique opportunity to acquire this detached four-bedroom house, set on a generously sized plot with breath-taking views of the surrounding countryside and the River Exe, with Exmouth visible in the distance. The property offers significant potential for extension, subject to the necessary planning permissions. Situated in a semi-rural location, it benefits from a garaging, a large garden outbuilding, spacious gardens, and is offered with NO ONWARD CHAIN.

FREEHOLD, COUNCIL TAX BAND - G, EPC - D. EPC - D.

£795,000

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

LOCATION

The town is nestled between the Exe Estuary and the steep cliffs of Dawlish Warren, creating a stunning natural landscape. Dawlish enjoys a mild climate, thanks to its proximity to the warm currents of the Gulf Stream, making it an attractive destination for visitors and residents alike. Dawlish is renowned for its long, sandy beaches that stretch along the coastline.

The Dawlish Town Beach is a popular spot for sunbathing, building sandcastles, and enjoying refreshing swims in the clear waters of the English Channel. The nearby Dawlish Warren Beach, with its sand dunes and nature reserve, provides a haven for wildlife and birdwatching enthusiasts.

One of Dawlish's distinctive features is the famous Dawlish Railway Line, which runs along the coast and offers breath-taking views of the sea. The line is known for its iconic red sandstone cliffs and the unique sight of trains passing right next to the water on the "sea wall." This scenic route is a favourite among railway enthusiasts and visitors to the area. The town centre of Dawlish boasts a charming mix of traditional and modern architecture. You'll find a range of independent shops, cafes, and restaurants, where you can sample local delicacies and enjoy a leisurely stroll along the streets.

The town is also home to some historic buildings, including the Dawlish Museum, which showcases the town's rich history and maritime heritage. For nature lovers, Dawlish offers a variety of outdoor activities.

The nearby Dawlish Warren Nature Reserve is a haven for wildlife, with its sand dunes, grasslands, and freshwater ponds. It provides opportunities for birdwatching, nature walks, and exploring the diverse ecosystems of the area.

Dawlish hosts various events and festivals throughout the year, including the Dawlish Carnival, a lively celebration featuring parades, live music, and entertainment for all ages. The town's close-knit community creates a welcoming and friendly atmosphere, making Dawlish an appealing place to live or visit. Overall, Dawlish offers a unique combination of natural beauty, seaside charm, and a close-knit community. Whether you're looking to relax on the beach, explore the scenic surroundings, or immerse yourself in the town's rich history, Dawlish is a delightful destination on the Devon coast.

ACCOMMODATION

This splendid detached house, built in the 1920s, has remained under the same ownership for over three decades, offering an ideal setting for a family seeking a serene semi-rural lifestyle with abundant outdoor space.

The captivating views from the garden and main rooms are truly remarkable.

The property boasts a notably bright and spacious interior, featuring tastefully adorned, well-proportioned living spaces spread across two levels. Upon entering, a sizable hall leads to the living and dining rooms, family room/study and kitchen. Additionally, there is a convenient downstairs shower room/WC and a utility room.

Upstairs, four ample bedrooms and a family bathroom await. The upstairs vistas are equally enchanting, providing sweeping views of the garden/paddock, farmland, and the East Devon coastline.



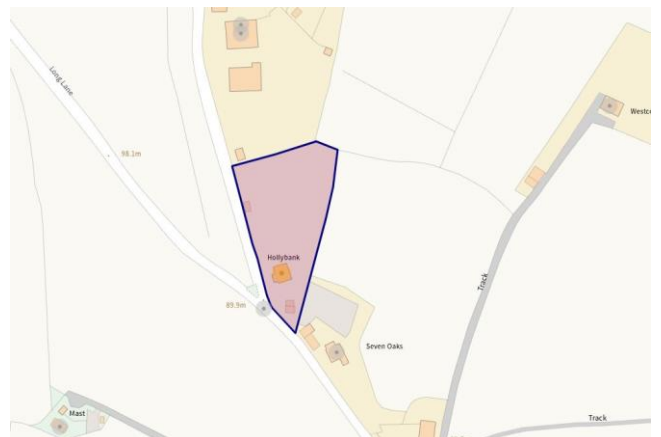


Outside, double garage and ample parking, while further along the garden stands a stable/shed with access to the lane if desired.

DIRECTIONS

From Exeter follow the A379 passing through the villages of Kenton, Starcross and Cockwood.

As you enter Dawlish, continue straight on the A379, following signs for Dawlish town centre. Just before the town centre take the right hand turn onto the high street and follow this road which leads into Park Road and subsequently Old Town Street, at the left hand hairpin take the right hand turn into Weech Road then the first left in Badlake Hill, at the top of the Hill the property will be found on the right hand side.



Hollybank Badlake Hill, Devon, EX7

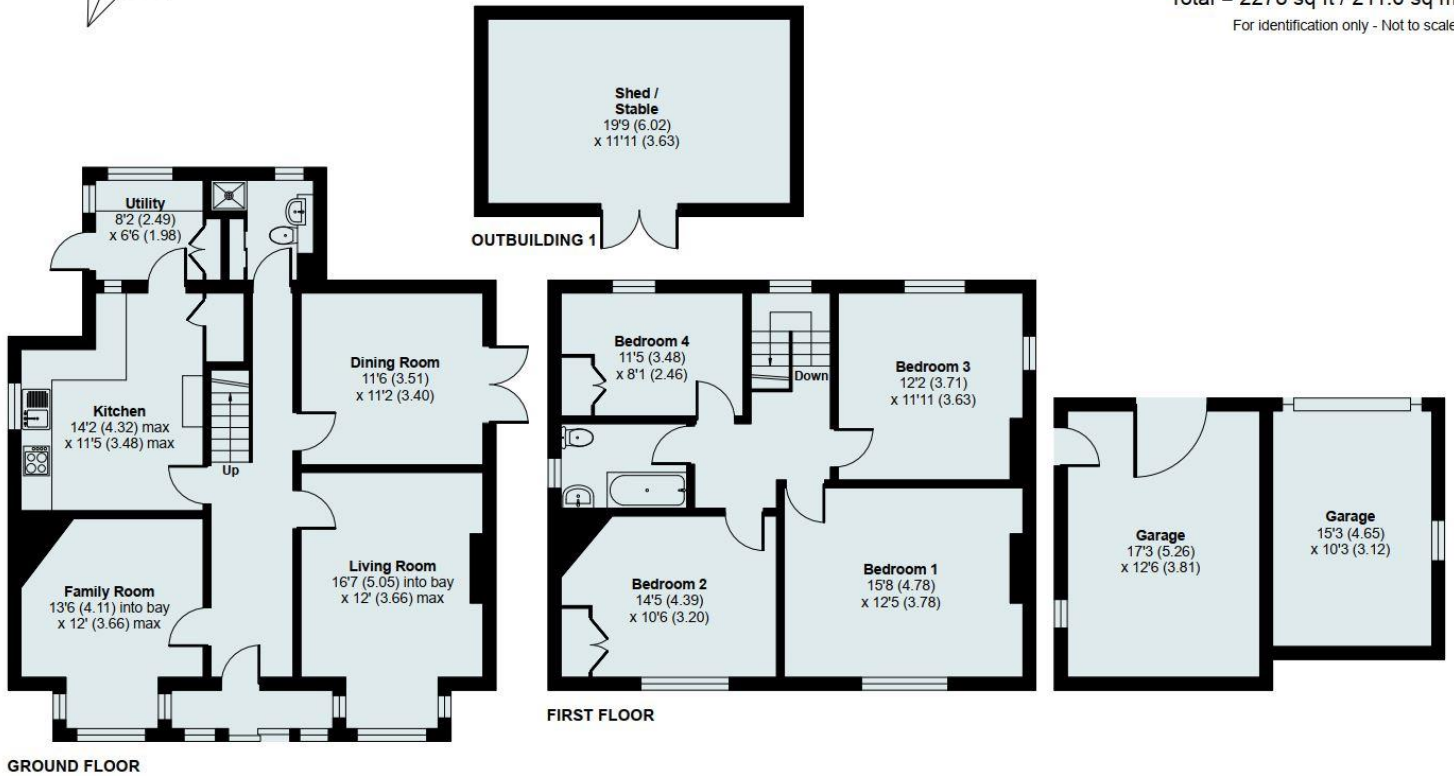
Approximate Area = 1667 sq ft / 154.9 sq m

Garage = 158 sq ft / 14.6 sq m

Outbuildings = 453 sq ft / 42.1 sq m

Total = 2278 sq ft / 211.6 sq m

For identification only - Not to scale



19 Queen Street, Dawlish, Devon, EX7 9HB

Telephone: 01 626 862379

Email: info@fraserandwheeler.co.uk

www.fraserandwheeler.co.uk



Fraser & Wheeler has not tested any apparatus, equipment fixtures and fittings or any services and cannot verify that they are in working order or fit for purpose. Prospective purchasers are advised to obtain their own independent reports from relevant professionals such as a surveyor or solicitor. Fraser & Wheeler advises buyers to make their own enquiries as to the tenure. All measurements and room descriptions are for general guide purposes only and buyers should verify information provided before purchasing furniture, fittings, carpets or appliances.