



PILKINGTON ESTATES

Cofton Hill, Cockwood, Exeter, Devon, EX6

Offers Over: £1,250,000

Freehold

Cofton Hill, Cockwood, Exeter, Devon, EX6

This impressive four bedroom detached home is beautifully positioned and has been meticulously designed to make the most of the far-reaching views across the estuary. Welcomed by gated access, the property offers a luxurious feel the second you enter the driveway. The dwelling offers upside down living, with the main living spaces on the first floor whilst three of the four bedrooms are situated on the ground floor. The position of the bedrooms on the ground level offer scope for multigenerational living, should families have elderly relatively or older son or daughter wanting their own space. The ground floor offers a contemporary family bathroom and a utility room, which offers scope for a second kitchen.

Upstairs the property offers modern living with a larger landing, with sliding doors providing access to an enclosed terrace with beautiful views across the estuary and beyond. The modern kitchen / dining room is arguably the hub of the home with doors to the rear providing access to the swimming pool. The living room runs the depth of the property and also benefits from the stunning views to the front aspect. The principal bedroom suite is located on this floor with a modern four-piece-suite en suite bathroom.

The property sits on a generous plot with two ponds located to the front with an array of trees wrapping to the side of the property and to the rear. As mentioned above, the modern home offers a swimming pool, perfect for families to enjoy in the heights of summer and extended gardens, where an abundance of different coloured flowers creates the homes very own oasis. To the rear there are outbuildings offering workshop possibilities or further garaging potential. EPC: A.









Pilkington Estates - Plymouth

Third Floor
Unit 7
Sutton Harbour
Plymouth
Devon
PL4 0DN

T: 01752 729777

E: jon@pilkingtonestates.co.uk

www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.