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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"







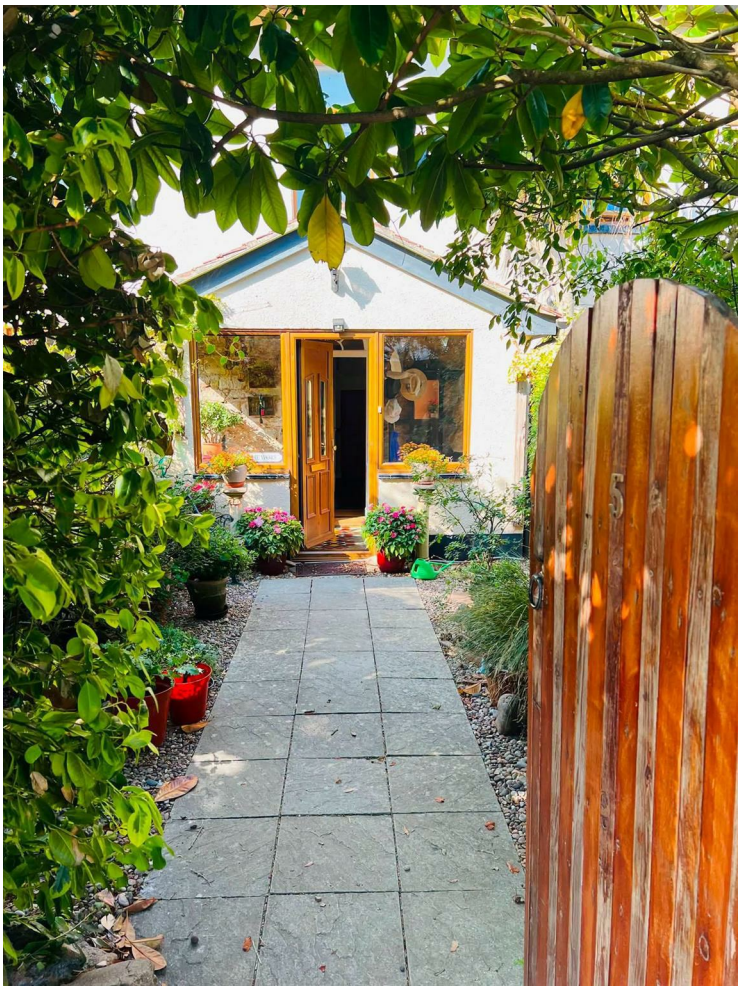


Point House Trinity Road, Exmouth, EX8 1EE

£795,000

This fine family home is all about its location just less than a 2 minute walk from the beautiful "Shelley Beach" Exmouth seafront and the Sailing club an ideal location for the growing family seeking a home next to the seashore. "Point House " was constructed on the site of the famous "Exmouth Windmill" and believed to have been constructed with salvaged materials from the Windmill. This is a spacious Six bedroom family home with plentiful reception rooms and well planned versatile accommodation ideal for a blended family or multi generation family with plenty of space and good size well proportioned rooms on three storeys. The property has been exceptionally well maintained and improved by the current owners. The property enjoys a driveway with further potential to create a further hardstanding plus mature gardens which enclose the property offering a high degree of privacy and lots of sky.

GENERAL DESCRIPTION



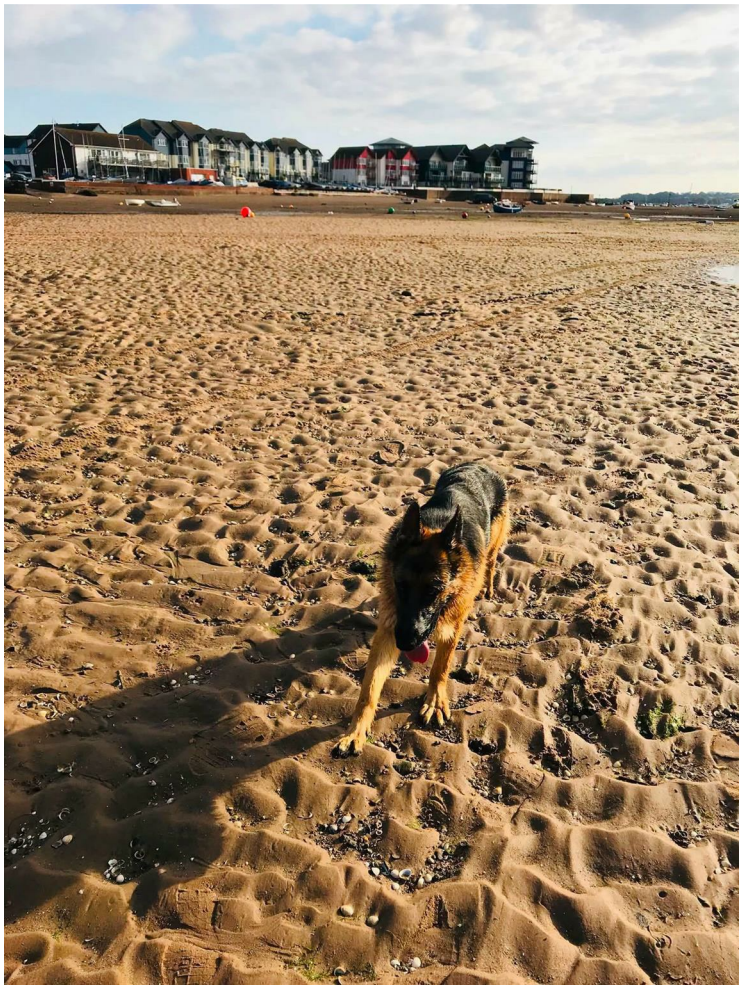
** NEW TO THE MARKET THIS AFTERNOON WITH SARAH DUNN & CO RESIDENTIAL (LTD) OFFERS IN THE REGION OF £795,000 ** This fine family home is all about its location just less than a 2 minute walk from the beautiful "Shelley Beach" Exmouth seafront and the Sailing club an ideal location for the growing family seeking a home next to the seashore. "Point House " was constructed on the site of the famous "Exmouth Windmill" and believed to have been constructed with salvaged materials from the Windmill. This is a spacious Six bedroom family home with plentiful reception rooms and well planned versatile accommodation ideal for a blended family or multi generation family with plenty of space and good size well proportioned rooms on three storeys. The property has been exceptionally well maintained and improved by the current owners and age is the only thing forcing the sale of this property with it now being too large for the current owners. The property enjoys a driveway with further potential to create a further hardstanding plus mature gardens which enclose the property offering a high degree of privacy and lots of sky ** ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK ** Please contact us on 01395 720022 for further information ** find our offices on the main Budleigh Salterton High Street next door to Tesco’s express ** WWW.SARAH-DUNN.CO.UK WWW.ZOOPLA.CO.UK WWW.PRIMELOCATION.COM

PROPERTIES LOCATION 2 MINUTES FROM "SHELLEY BEACH"



Just a short stroll from "Point House" down the slipway opposite can be found the most gorgeous "Shelley Beach". Shelley Beach is also known locally as "Pirates's Cove"
it is a small, quiet shingle and sand estuary beach located next to Exmouth Marina offering scenic views across the River Exe towards Dawlish Warren. The beach is dog friendly all year round. Ideal for low tide wandering, picnics, and birdwatching rather than traditional sunbathing or swimming because of the fast tidal currents in the estuary.

SHELLEY BEACH

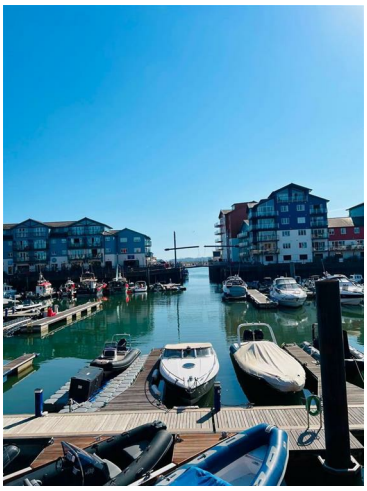


Just a short stroll from "Point House" down the slipway opposite can be found the most gorgeous "Shelley Beach".

SHELLEY BEACH



EXMOUTH HARBOUR





Again just less than a two minute walk from "Point House" a wonderful place to take guests to enjoy a stroll around the harbour. Exmouth harbour enjoys a select few bespoke restaurants and the historic traditional "Beach Pub" is to be enjoyed for fine real ales and wonderful traditional pub food. There are moorings to moor your boat or vessel. For those that enjoy fish there is a traditional fish shop and a "Rockfish restaurant " with stunning views over the estuary. The most reputable family pub "The Grove" is within a short walk. If you fancy one of the best freshly cooked English Breakfasts in Town the most popular popular "Mariners" restaurant is again just less than a two minute walk away.

EXMOUTH HARBOUR



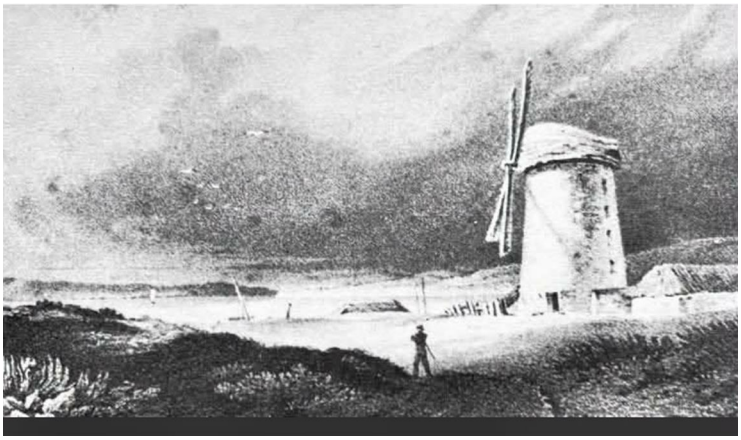
HISTORIC INFORMATION EXMOUTH WINDMILL SITE



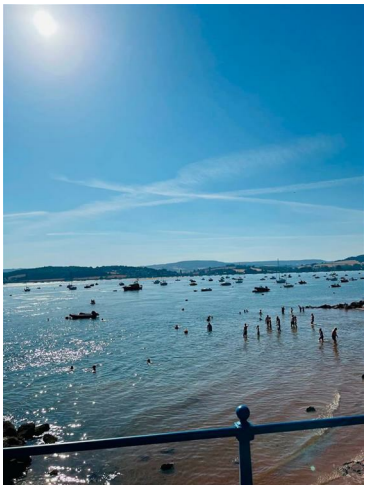
"Point House" enjoys glorious history having been constructed on the " historical Exmouth Windmill site" "Point house" is also believed to have been constructed from some of the salvaged materials from the old Windmill. In 1818 a violent storm caused the windmill's sails to go around so fast the working parts within caught fire and the vanes eventually blew off. The 1825 Rent Book then stated that the windmill was void, in other words not working. In 1829 it was recorded that the mill machinery was known to be in fair condition but not self turning and it was possible to turn the machine with the aid of a donkey ! In 1831 Marchant died and bequeathed his shares to his son, who then sold them to Webber who had already laid out a considerable sum in commencing the building of three dwellings.

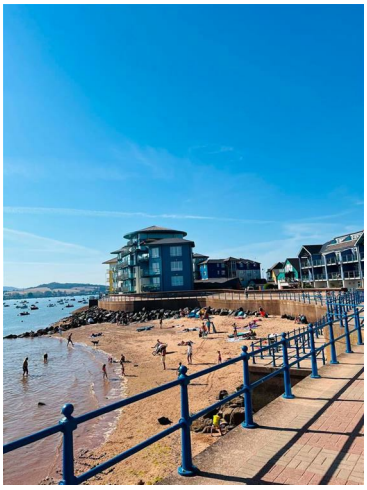
In addition to these houses, during the next four years Webber also constructed two more houses and a rope walk with all associated buildings for the business of rope making. Webber died in 1835 and then Pearce sold his shares to Webber's estate. Webber had left the original three houses known as Thistle Cottage, Kenwyn House and " POINT HOUSE " to his brothers.

HISTORIC INFORMATION EXMOUTH WINDMILL SITE



DOCKSIDE





EXMOUTH SAILING CLUB IS NEXT DOOR



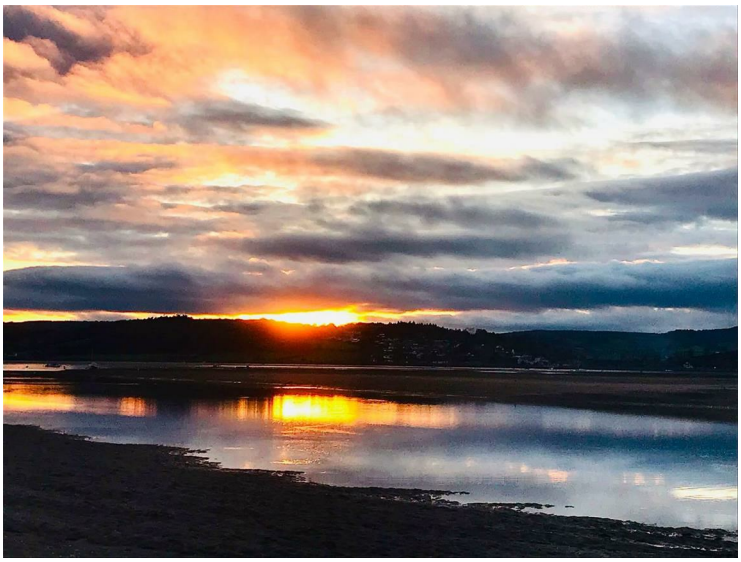
EXMOUTH SAILING CLUB



STUNNING SUNSETS



STUNNING SUNSETS



GENERAL LOCATION EXMOUTH/BUDLEIGH SALTERTON






POINT HOUSE is set in an easily accessible location within close proximity of Exmouth's wonderful Sandy beach in the popular town of Exmouth. Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea. Exmouth itself is a traditional resort with promenade, elegant Georgian architecture and a bustling centre. The town offers a diverse selection of shops, places to eat and activities for all age groups. Exmouth has also recently enjoyed the benefit of a brand new Marks & Spencer's food hall. There is top quality water sports such as wind surfing and kite surfing and fantastic routes for cycling and walking. The town has a two mile sandy beach and popular marina as well as a train station with a direct line to Exeter. Exeter Airport also gives a direct route to London City Airport. There is reputable schooling for all ages plus a private school. The Cathedral City of Exeter is only 11 miles away with the M5 motorway close by.

PORCH

TRADITIONAL RECEPTIONAL HALL



TRADITIONAL RECEPTIONAL HALL



RECEPTION ROOM
15'10" x 13'10" (4.83m x 4.22m)

RECEPTION ROOM

RECEPTION ROOM
15'1" x 13'7" (4.60m x 4.14m)

RECEPTION ROOM

RECEPTION ROOM (SNUG)
11'11" x 9'8" (3.63m x 2.95m)

RECEPTION ROOM



RECEPTION ROOM

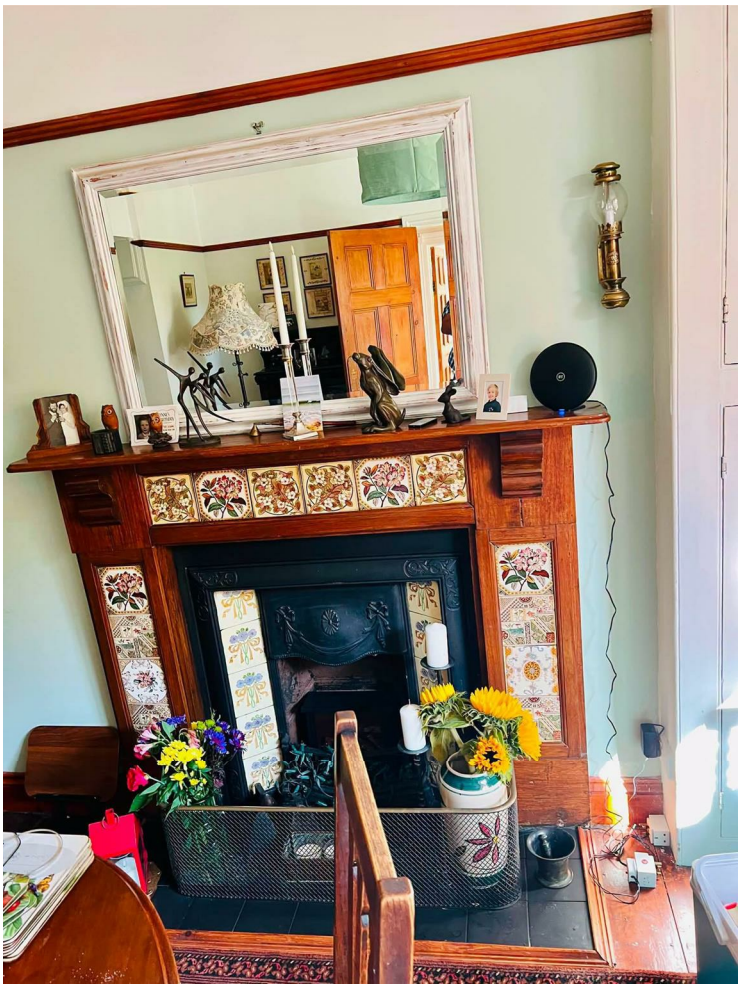


RECEPTION ROOM



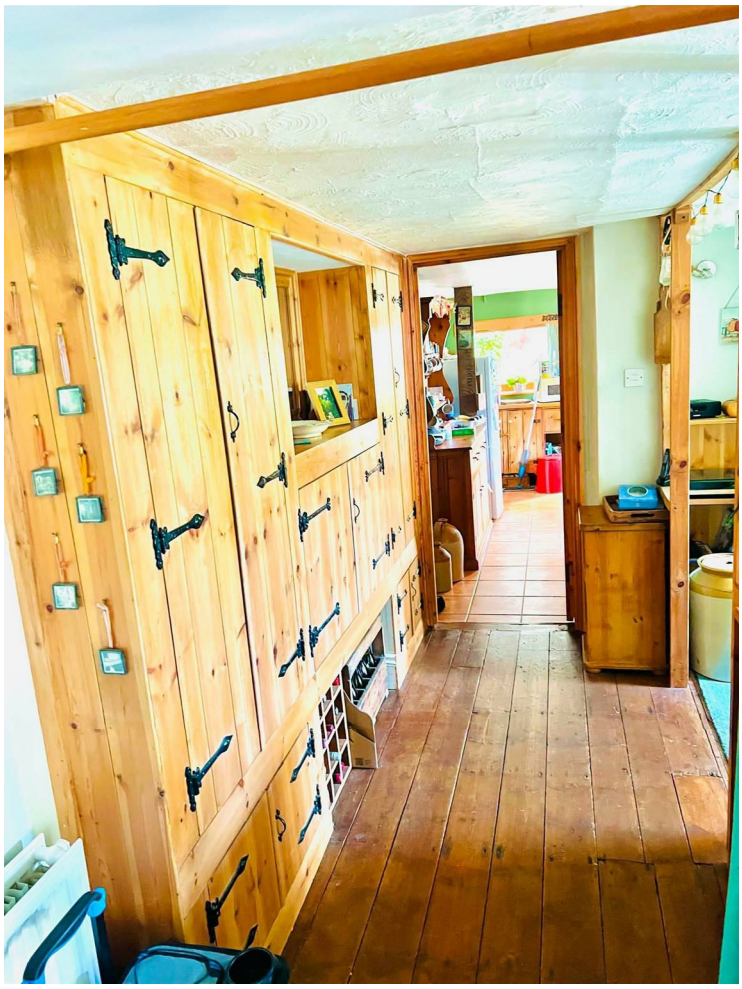


OPEN FIREPLACES

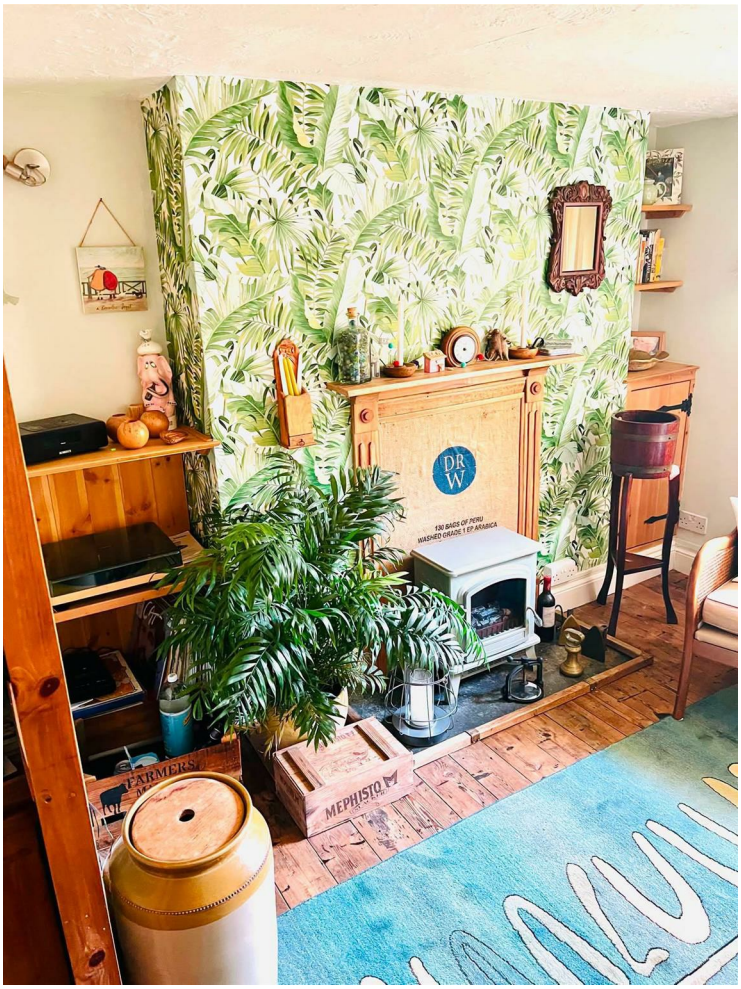


KITCHEN/BREAKFAST ROOM

15'9" x 12'0" (4.80m x 3.66m)



OPEN FIRE PLACES



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM





UTILITY AREA/SHOWER ROOM



KITCHEN/BREAKFAST ROOM



FIRST FLOOR SPLIT LEVEL LANDING





BEDROOM 1
15'1" x 13'11" (4.60m x 4.24m)

EN SUITE SHOWER ROOM
6'3" x 5'11" (1.91m x 1.80m)

BEDRROM 2
12'10" x 13'8" (3.91m x 4.17m)

BEDROOM 3
12'0" x 11'11" (3.66m x 3.63m)

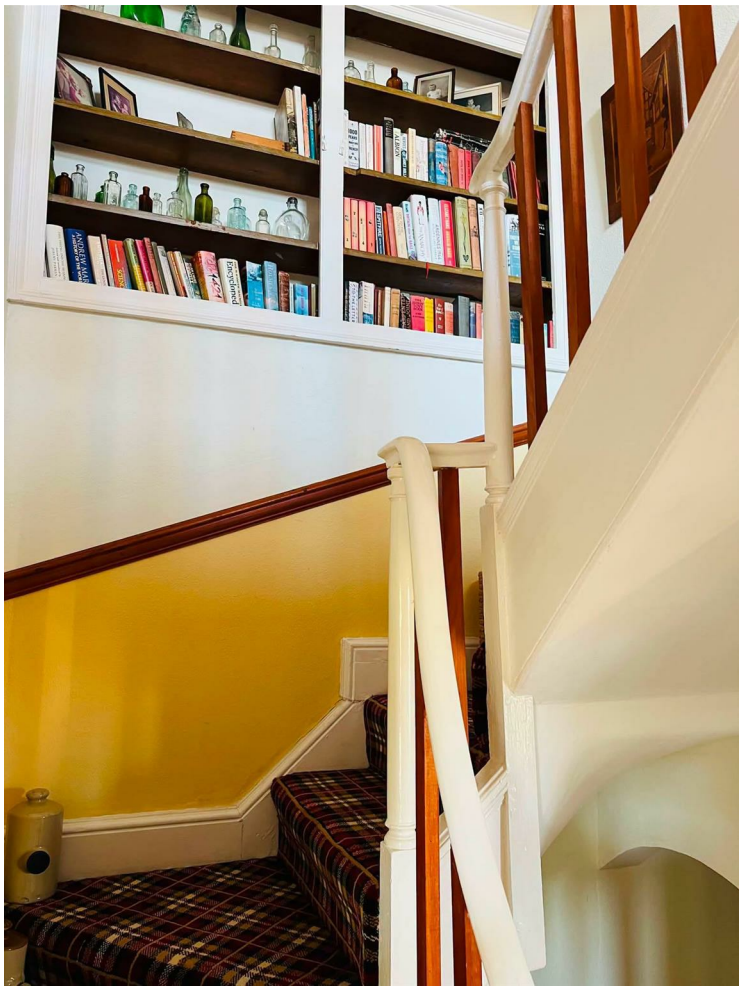
BEDROOM 4
6'7" x 12'0" (2.01m x 3.66m)

BATHROOM

STAIRS TO SECOND FLOOR



LANDING



BEDROOM 5
13'9" x 10'8" (4.19m x 3.25m)

BEDROOM 6
10'3" x 13'11" (restricted ceiling height)
(3.12m x 4.24m (restricted ceiling height))

BEDROOMS



BEDROOMS



BEDROOMS



BEDROOMS





BEDROOMS





BEDROOMS







BATHROOM & SHOWER ROOMS



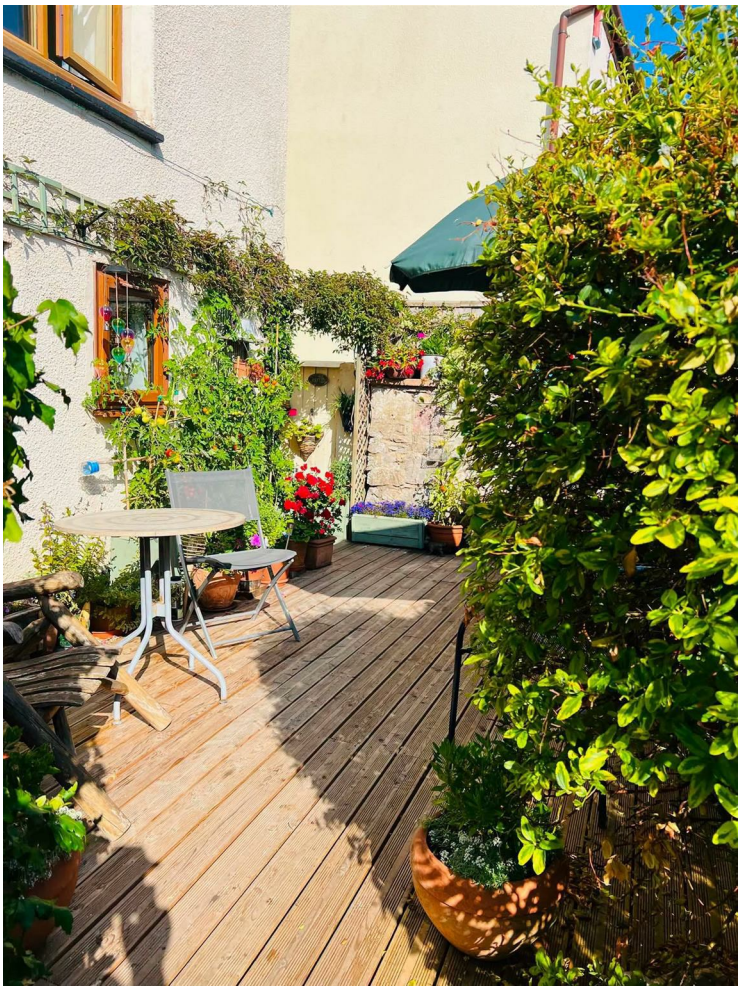
BATHROOM & SHOWER ROOMS



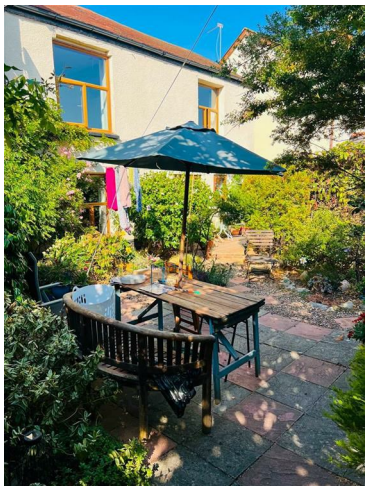
BATHROOM & SHOWER ROOMS

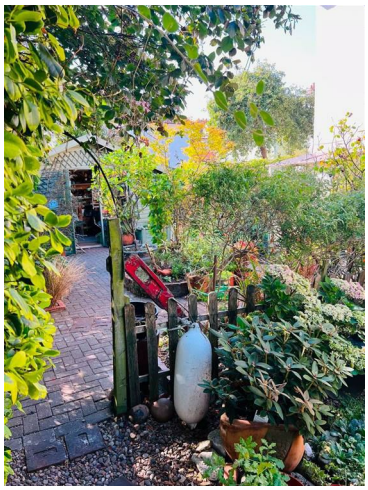


OUTSIDE



OUTSIDE

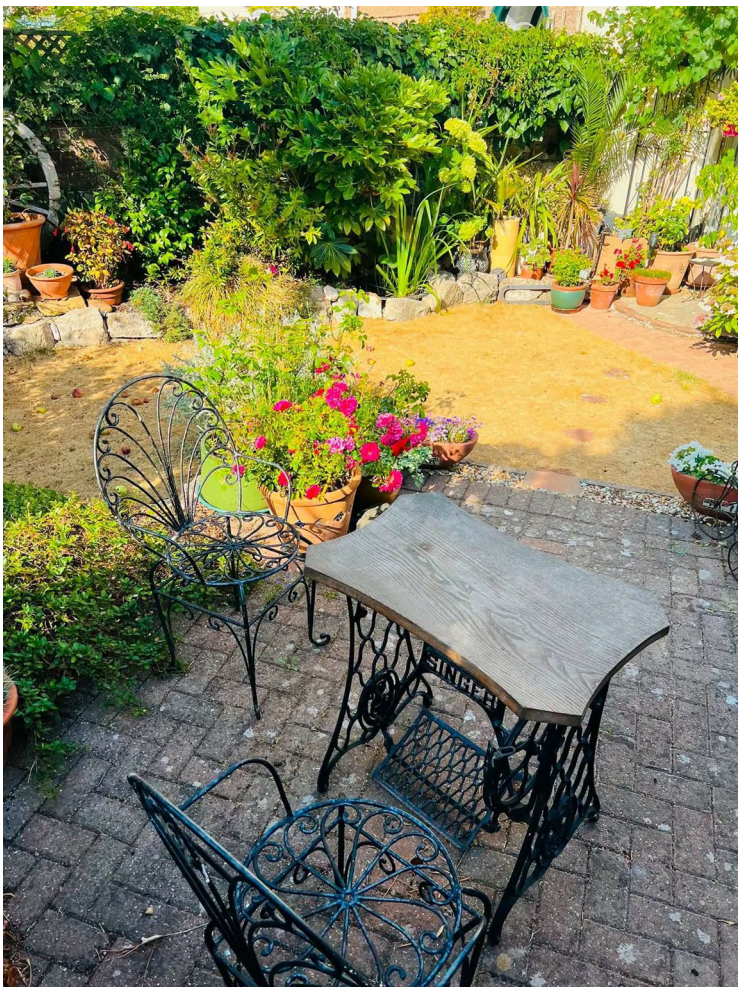




OUTSIDE



OUTSIDE



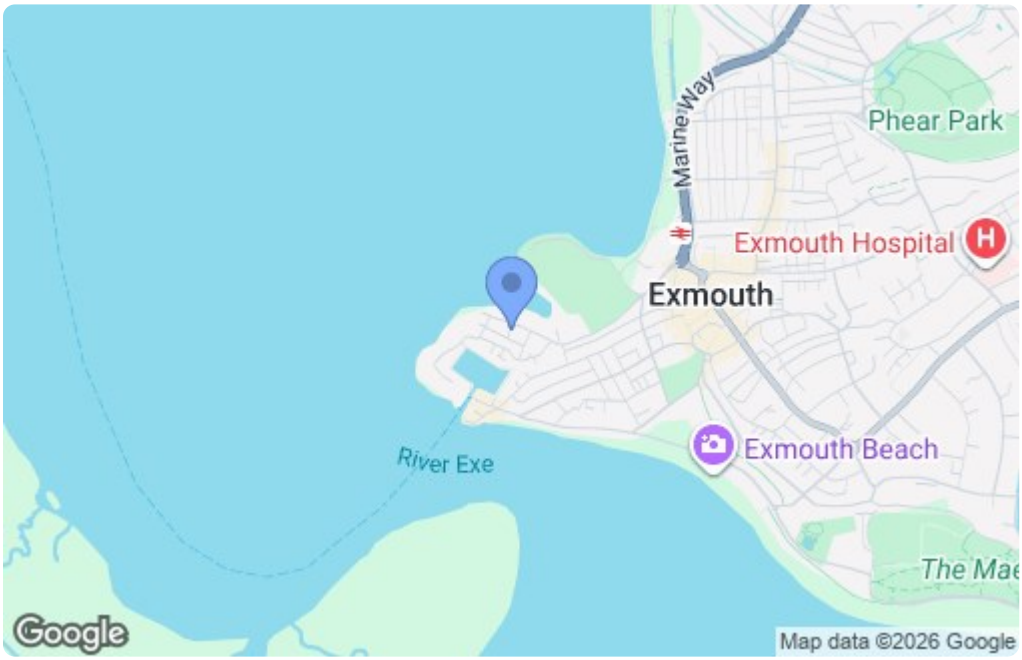
DRIVEWAY

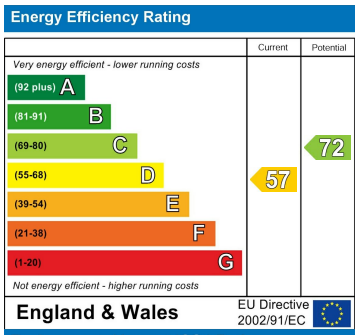


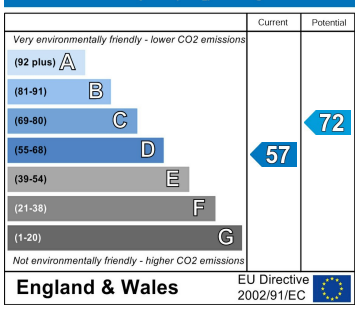
PLANNING PERMISSSION

Planning permission was granted in 2016 to sub divide the building to create an additional dwelling 15/2588/FUL









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