

Wixels

Topsham, Devon







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Topsham Station 0.3 miles (Exeter St David's 16 minutes), Exeter 4 miles (London Paddington 2 hours 6 minutes),
Exeter Airport 6.3 miles (London City Airport 1 hour 10 minutes)
(All mileages and times are approximate)

A unique Grade II listed waterfront home
on the Exe Estuary with magnificent views and
a strong maritime history.

Accommodation

Ground floor:

Entrance hall | Kitchen / breakfast room | Dining room | Studio | Study
Integral garage | Ironing room | Shower room | River room
Guest bedroom with en-suite bathroom | The Cabin / bedroom 5 | Family bathroom

First floor:

Master bedroom with balcony and en-suite bathroom
Guest bedroom with en-suite bathroom | Further bedroom

Outside:

Paved gardens with an abundance of mature plants and shrubs | Covered seating areas
Direct access to the Exe Estuary
Mooring leased from and available by negotiation with the Topsham Mooring Committee
Garden shed | Greenhouse | Outside parking for two vehicles

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Your attention is drawn to the Important Notice on the last page of the brochure.



Location

Wixels sits on the banks of the River Exe, surrounded on three sides by the water and with far reaching views all the way down the Estuary towards Exmouth. This is arguably one of the best positions in Topsham and offers a distinctive waterfront living experience and the opportunity to be part of its strong and interesting maritime history.

Wixels is a short walk away from the high street in Topsham, which is a renowned and highly desirable estuary town, with striking period architecture, excellent amenities and convenient accessibility. There is a parade of boutique and individual shops, some highly regarded restaurants, several pubs and a school. Topsham became world-renowned for ship-building between 1750 and 1870 and today the popular Topsham sailing club has a very active fleet of Cruisers, Dinghies and Yawls and a full programme of weekend and weekday evening racing and social events.

The transport links from Topsham are excellent. There is a regular train service to Exeter St David's, from where a fast train links to London Paddington taking from 2 hours 6 minutes. The M5 motorway junction is about 3 miles away, and Exeter Airport offers a number of domestic and international flights including a regular flight to London City Airport.





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Wixels is a striking and unique Grade II listed home with an abundance of features reflecting its rich history. According to the listing, the house dates from the 18th and 19th centuries and was formerly a sail loft or similar building converted into a dwelling house in 1920. The architecture is of particular note with Dutch gabling, wrought-ironwork and attractive stonework on the walls of the old quay.

Wixels now stands as a wonderful, light and distinctive family home with significant character throughout. The main entrance leads to a spacious hallway from which many of the key reception rooms can be accessed. The River Room is incredibly special, with outstanding views down the River Exe and toward Haldon and with double doors leading to

the garden. Some magical sunsets over the River can be enjoyed from this room. Many of the original beams are exposed and there is an impressive fireplace as well as an original stained glass window. The Cabin, which can also be used as an additional bedroom if required, features a clinker built boat supported in the ceiling, adding to the maritime connection.

The kitchen / breakfast room forms the heart of the house with direct access to the southern facing terrace. There is an outstanding dining room with high ceilings making this an excellent room for entertaining with further access to the gardens, seamlessly linking the inside with the magical gardens and magnificent estuary views.



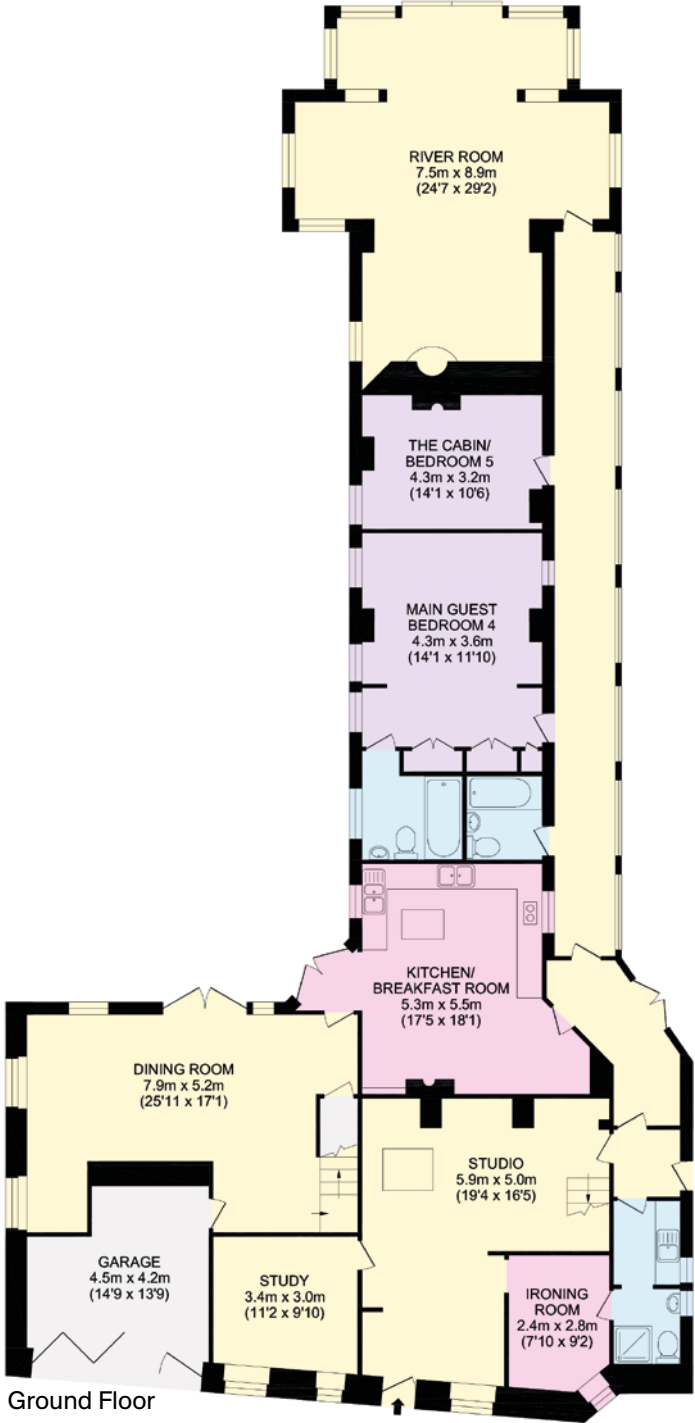
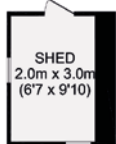


A separate artist's studio and office are also situated on the ground floor, towards the rear of the house and provides ample space for those who have requirements to work from home.

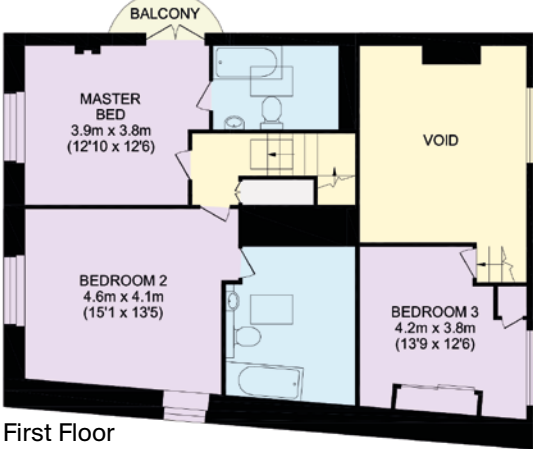
The abundance of character and charm continues to the first floor, where an impressive master bedroom with balcony and en-suite bathroom takes full advantage of the position with views over the estuary and countryside beyond. The remaining bedrooms and bathrooms ensure Wixels is the ideal family home and there is even the possibility of separating part of the property as an integral annexe, creating an opportunity for income generation.

**Approximate Gross Internal Floor Area
4,231 sq ft / 393 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact.
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Ground Floor



First Floor





In addition to the accommodation in the main house, there is an integral garage as well as off street parking for two vehicles. The gardens are magnificent with mature plants, shrubs and exotic specimens that have been planted in such a way that ensures optimum privacy whilst framing the spectacular estuary views. There are numerous seating areas, some of which are covered, from where the beautiful scenery can be enjoyed. The south facing aspect gives direct access to the water and there are outbuildings including an oak shed and a conservatory.





 Knight
Frank