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Erminhurst

East Cliff Road Dawlish

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Chartered Surveyors and Estate Agents



Erminhurst

5 East Cliff Road, Dawlish, Devon

A substantial Victorian character property conveniently situated close to the centre of this popular coastal town and with superb southerly views of the South Devon coastline to Berry Head. Currently arranged as separate self contained ground and first floor accommodation Erminhurst would readily revert to a stunning family home. Goodsized south facing gardens.

Ground Floor; Porch, Reception Hall, Sitting Room, Study, 2 Cloakrooms, Dining Room, 2 Double Bedrooms, Sun Lounge, Kitchen, Bathroom.

First Floor; Sitting Room, Kitchen/Dining Room, 5 Bedrooms, Bathroom, Shower Room, Mature south facing gardens, parking.

Guide Price £749,950

SITUATION AND DESCRIPTION

A substantial home comprising the larger part of this impressive Victorian property with commanding southerly views of the sea and South Devon coastline. Erminhurst has been in the ownership of the same family for the better part of 50 years and represents a rare opportunity to acquire an extremely versatile period property which is very conveniently situated for the centre of this thriving coastal town. Dawlish offers a wide range of local amenities and has good road and rail links to the cathedral city of Exeter which is approximately 8 miles to the north east. The immediate area provides a wide range of entertainment and sporting leisure interests which include a nature reserve and golf course at nearby Dawlish Warren, a theatre, and excellent sailing facilities on the Exe and Teign Estuaries.

Erminhurst is believed to date from the middle years of the 19th century. It retains a number of lively character features and offers extensive accommodation which is currently arranged in two self contained units on the ground and first floors. It is also currently the subject of a planning application for conversion into six apartments with parking and gardens. The house is, however, particularly appealing as a large family home and would readily revert back to an impressive single residence which would include 3 substantial south facing reception rooms plus a sun lounge, kitchen and utility on the ground floor and up to 5 bedrooms on the first floor. There are large terraced gardens together with large cellars offering the potential for yet more accommodation if required.

ACCOMMODATION

Twin glazed doors to Porch - Glazed door to

Reception Hall

Ornate coving; picture rail; dado rail; radiator; fire alarm control panel.

Sitting Room

6.07m x 5.94 max (19' 11" x 19' 6" max)
Into a south facing bay window.

Gas effect woodburner set into an impressive marble fireplace; ornate coving; ceiling rose; picture rail; laminate flooring; the bay window includes working shutters and Upvc double glazed doors going out to the garden; radiator.

Study

3.12m x 2.01m (10' 3" x 6' 7")

A dual aspect room with Upvc double glazing and a door into the garden; Butler sink with cupboard beneath; tiled flooring; gas central heating boiler; radiator.

Cloakroom

A circular window; hand wash basin with a tiled surround; low level WC.

Dining Room

7.18m x 4.61m (23' 7" x 15' 1")

Ornate coving and ceiling rose; picture rail; fine south facing Upvc double glazed bay including French doors into the garden; gas fire set within a marble fireplace; radiator.

Bedroom

5.44m x 3.05m (17' 10" x 10' 0")

Coved ceiling; ceiling rose; Upvc double glazed window; radiator; vanity unit with a tiled splashback; telephone point.

Sun Lounge

8.22m X 3.64m (26' 12" x 11' 11")

A dual aspect room with part Upvc double glazing and a southerly aspect giving views over the garden to the sea. There is also within this room a kitchen area currently fitted with a double drainer stainless steel sink unit and featuring a gas point; radiator; pair of part glazed doors to the kitchen.

Kitchen

5.85m max x 2.85m reducing to 1.97m
(19' 2" max x 9' 4" reducing to 6' 6")

Extensively fitted with matching base and eye level units; 1½ bowl sink unit and roll edge work tops with tiled splashbacks; glass fronted display cabinet; built in double oven; stainless steel cooker with an extractor over; coved ceiling; alcove with pine shelving; plumbing for automatic washing machine.

Cloakroom

Pedestal wash basin; low level WC; linen cupboard; radiator.

Bedroom

4.73m x 3.64m (15' 6" x 11' 11")

Coved ceiling; Upvc double glazed window; radiator.

Bathroom

A white suite comprising panelled bath with a shower mixer tap and a tiled surround; pedestal wash basin with tiled surround; close coupled WC; double shower cubicle with Mira shower unit; electric heater; 2 radiators with contemporary heated towel rails.

There is a separate entrance and stairs which give access to the **half landing** where there is a large store cupboard; radiator; electricity consumer unit and the stairs continuing to the **main landing** with a coved ceiling and a rotary ceiling fan.

Bedroom **6.52m x 4.70m (21' 5" x 15' 5")**

Fabulous south facing coastal view to Berry Head in the distance. Living Flame fitted gas fire in an attractive marble fireplace; ornate coving and ceiling rose; picture rail; wall light points; two radiators; telephone point.

Bedroom **5.49m + bay x 3.08m (18' 0" x 10' 1")**

Upvc double glazed bay window with sea views; coved ceiling and picture rail; cast iron fireplace with a marble surround; radiator; further sash window to the side. Door to

Kitchen/Dining Room **6.17m x 4.14 max (20' 3"x 13' 7" max)**

One and half bowl sink unit set within roll edge worktop with tiled splashbacks; matching range of base and eye level units; Baumatic stainless steel range; coved ceiling and picture rail; radiator; plumbing for an automatic washing machine; gas central heating boiler; Upvc double glazed window giving access to stairs which lead to a separate patio garden.

Shower Room **2.78m x 1.93m (9' 1" x 6' 4")**

Pedestal wash basin with a tiled surround; close coupled WC; separate shower cubicle and Mira Shower unit; linen cupboard; wall light with shaver point; radiator.

Bedroom **4.91m x 3.53m (16' 1"x 11' 7")**

Upvc double glazed window; fabulous sea and coastal view; vanity unit with a light and shaver point over; wall lights; coved ceiling with picture rail; radiator.

Bedroom **3.82m x 3.40m (12' 6"x 11' 2")**

Upvc double glazed window; vanity unit with a light and shaver point over; coved ceiling and picture rail; radiator.

Bedroom **3.74m x 2.38m (12' 3" x 7' 10")**

Wonderful views through Upvc double glazed window; vanity unit; coved ceiling and picture rail; radiator.

Bathroom **3.43m x 1.83m (11' 3" x 6' 0")**

White suite comprising panelled bath with shower mixer tap and hand held shower with tiled surround; pedestal wash basin with tiled surround; light with shaver point over; low level WC; radiator; hatch to roof space; linen cupboard; Upvc double glazed window.

CELLARS

Comprising two substantial rooms, each with a radiator.

OUTSIDE

On the south side of the house there is a large enclosed garden with terraces and which also enjoy some fine views of the sea. There is a host of established trees and shrubs and a separate patio garden which has been designed to serve the self contained first floor accommodation. In addition, a timber decking area takes full advantage of the views. A level lawn is bordered by well stocked borders and there is an ornamental fishpond. There is also a large timber shed with an outside light. At the bottom of the garden there is a gate giving access to a path which leads down to the town centre.

TENURE

Erminhurst is offered freehold with vacant possession on completion.

SERVICES

All mains services are available.

COUNCIL TAX

The ground floor and first floor accommodation are both Council Tax Band C.

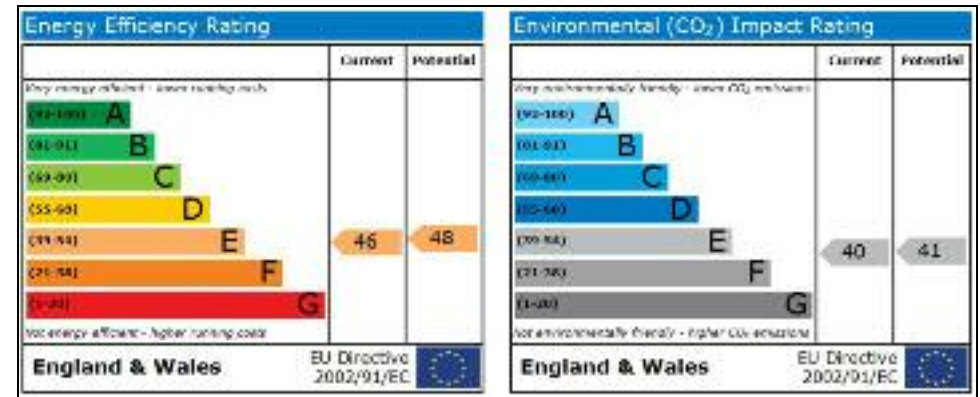
LOCAL AUTHORITY

Teignbridge District Council 01626 361101

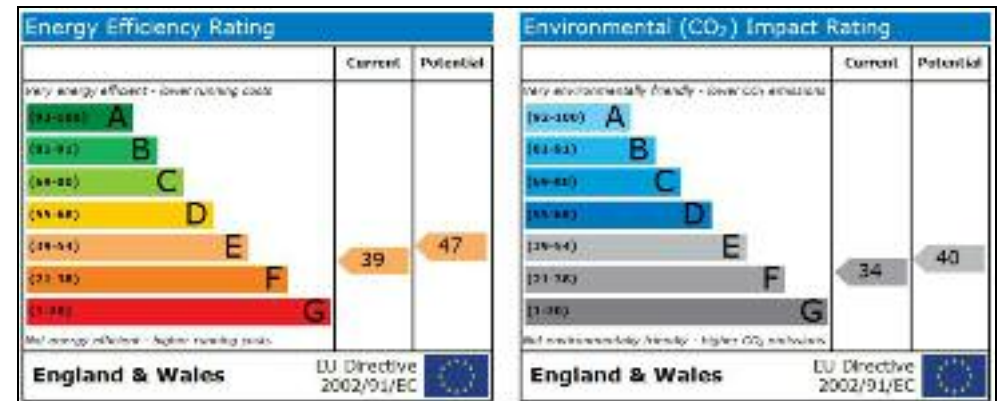


ENERGY PERFORMANCE CERTIFICATES

GROUND FLOOR



FIRST FLOOR



DIRECTIONS

From Exeter take the A376 to Dawlish. Immediately before reaching the town centre, East Cliff Road will be found just after a pedestrian crossing on the right hand side. Erminshurst will be found after a short distance on the left. For those with satellite navigation the post code is EX7 0BP.

ENERGY PERFORMANCE CERTIFICATE

This has been ordered and will be available shortly.

VIEWING

Strictly by prior appointment with the vendor's agents:

drewpearce

Chartered Surveyors and Estate Agents

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Floorplan For Illustrative Purposes Only. Where needed, please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.