

# RETREAT HOUSE

11 MONMOUTH HILL • TOPSHAM • EXETER EX3 0JF



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Historic, Grade II listed,  
Topsham house in need of  
full restoration, offering an  
exciting opportunity to create a  
wonderful family home

Topsham train station about 0.5 miles • Exeter City

Centre about 4.5 miles

Portico • Entrance hallway

Sitting room • Dining room • Kitchen/breakfast room

Cloakroom • Workshop/playroom

Double bedroom with beautiful wood panelling

Double bedroom with interconnecting double bedroom/  
dressing room • Second floor bedroom/sitting room with  
spectacular views of the estuary

Two further bedrooms • Family bathroom

Front garden • Off street parking • Garage

Rear garden • Potting shed • Store







## SITUATION

Retreat House enjoys a prominent position at the lower end of Monmouth Hill, less than 100 feet from the Topsham's famous Strand and approximately 0.5 mile from the high street with a wonderful selection of independent shops, antiques centre, highly regarded restaurants and several pubs. Considered one of the most desirable estuary towns, Topsham is known for its period architecture, excellent amenities, popular primary school and active sailing club. The transport links from Topsham are excellent with a regular train service to Exeter St David's, from where trains to London Paddington take just over 2 hours. 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.

## DESCRIPTION

Retreat House is a wonderful example of one of Topsham's historic properties. Dating from the 17th century and offered on the market for the first time in over 50 years, the house now requires significant work to restore it to its former glory. Many of the rooms enjoy views above the rooftops to the Exe Estuary, with the top floor enjoying a most spectacular view of the estuary across to the Powderham and Exminster Marshes and Exe Reed Beds nature reserves. There are extensive original features such as the iconic porticoed front door and a spectacular beam in the dining room. There are a fascinating array of unusual period fireplaces, beautiful examples of wood panelling on the first floor and a grand sweeping staircase. This much loved family home has huge scope and potential, the flexible layout could be adapted to suit, with potential for ancillary accommodation (subject to the necessary consents).

## GARDENS AND GROUNDS

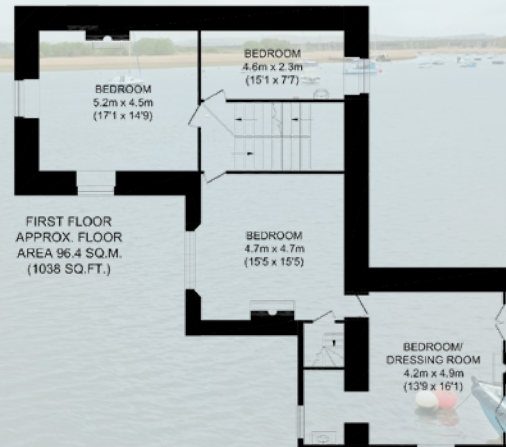
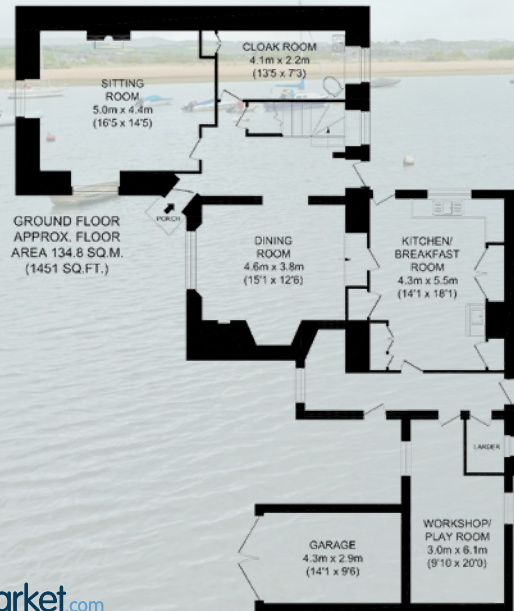
The gardens are delightful. The front garden, with cobbled paths and established planting, has driveway parking leading to the garage. The rear gardens offer huge potential for further improvement with a pretty stone and slate potting shed, coal store and, nestled nearest the house, a sunken area offering the ideal spot for a seating area or kitchen garden.





## RETREAT HOUSE

Approximate Internal Area: 306.6 sq.m. / 3,300 sq.ft.



## SERVICES

Mains electricity, water and drainage.

## OUTGOINGS

Exeter City Council, 01392 277888. Council tax band G.

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

## DIRECTIONS

From the Topsham town centre, proceed through Fore Street and at the Lighter Inn on the right-hand side take the second exit on the mini roundabout onto Monmouth Hill. The property can be found on the left hand side past the turning to Monmouth Street.

## VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.



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