

**Vickery Holman**  
Property Consultants



**FOR SALE**

# Bridge House

2 Church Street, Dawlish EX7 9AU



Substantial 17th Century (extended 20th Century) former home and detached block of 9, one bedroom flats set in approx. 3.15 aces (1.28 Ha) of stunning landscaped gardens.

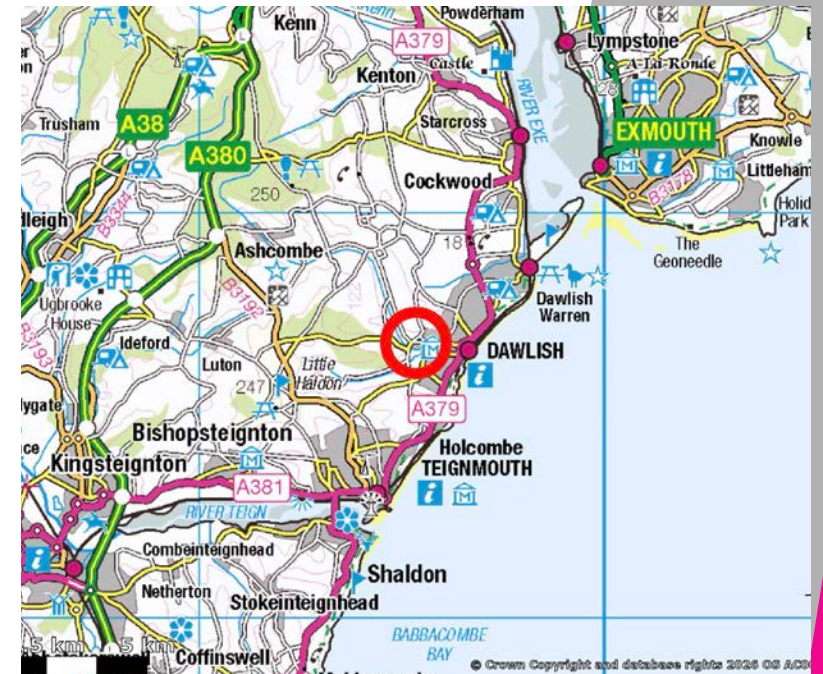


**DELAFORD**  
PROPERTY CONSULTANTS

# Bridge House

2 Church Street, Dawlish EX7 9AU

- Rare opportunity to acquire a large freehold site
- Substantial 17th Century (extended 20th Century) former home
- Set in approx. 3.15 acres (1.28 Ha) of stunning landscaped gardens
- Approx. GIA of 25,867 sq ft (2,403 sq m) across two buildings
- Situated in the heart of the coastal town of Dawlish approx. 12 miles from Exeter
- Sold with Vacant Possession
- Bridge House and Waterside Apartments could be available individually via separate negotiation



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## Description

The property comprises 2 detached buildings with the larger forming a three storey former convalescent 31 bedroom home and a separate building comprising 9 self contained 1 bedroom flats set within established and generous landscaped grounds, totaling 3.15 acres. The grounds are well maintained with substantial planting, a number of trees and a greenhouse. There are 2 entrances from Church Street and Weech Road providing 2 areas of parking for Bridge House and Waterside Apartments, with new electric gates off Weech Road.

### Bridge House

Bridge House is an early 17th Century house and extended in the early 20th Century. The main house is of painted rendered masonry elevations beneath a pitched slate mansard roof with timber single glazed uPVC windows. Internally the property was most recently used as a convalescent home. The ground floor comprises communal space, dining room, living room, offices, kitchens and WC's and some bedrooms with ensuite wet rooms. The first and second floors comprise bedrooms with ensuite shower rooms. A total of 31 ensuite bedrooms. Passenger lift to all floors.

### Waterside Apartments

Waterside Apartments is of masonry construction with painted rendered elevations beneath a pitched slate roof. Timber windows are uPVC double glazed. Internally the building is arranged as 9 no. 1 bedroom flats. The flats comprise open plan lounge diner kitchen, 1 bedroom and bathroom. The building was converted to flats in 2013. Passenger lift to both floors.

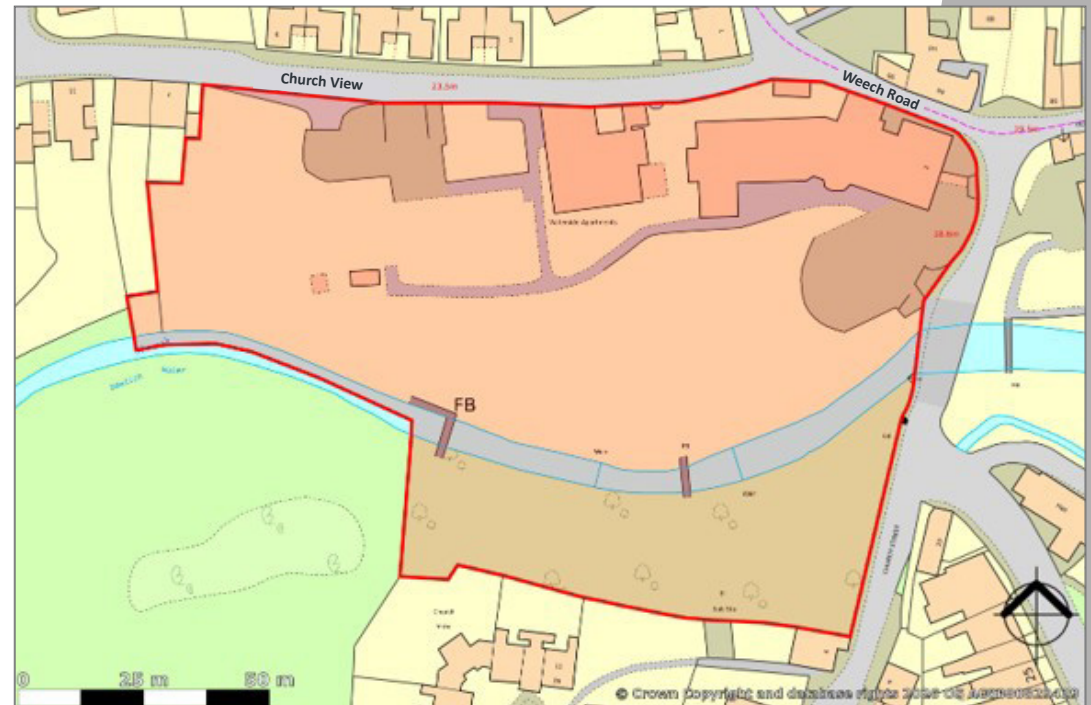


# Accommodation

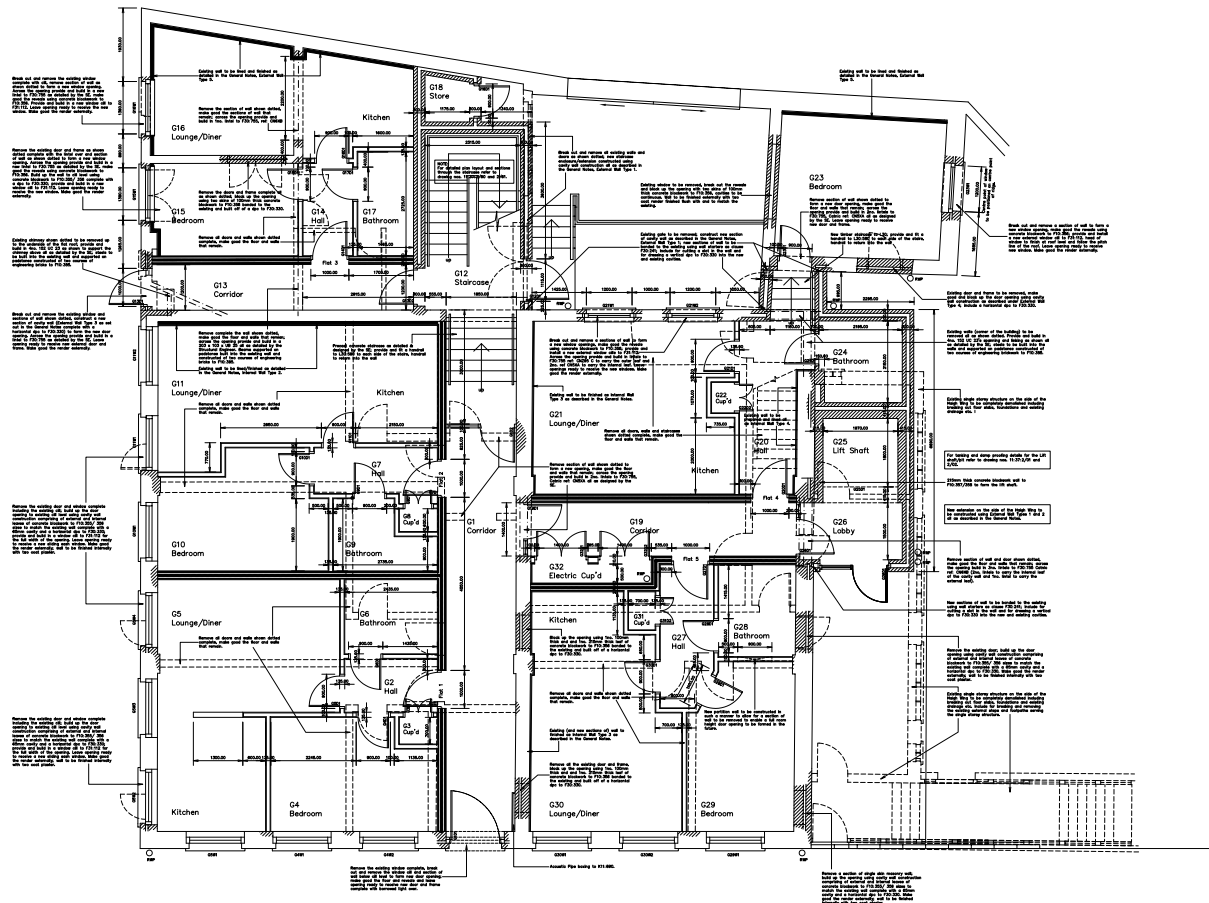
## Bridge House

2 Church Street, Dawlish EX7 9AU

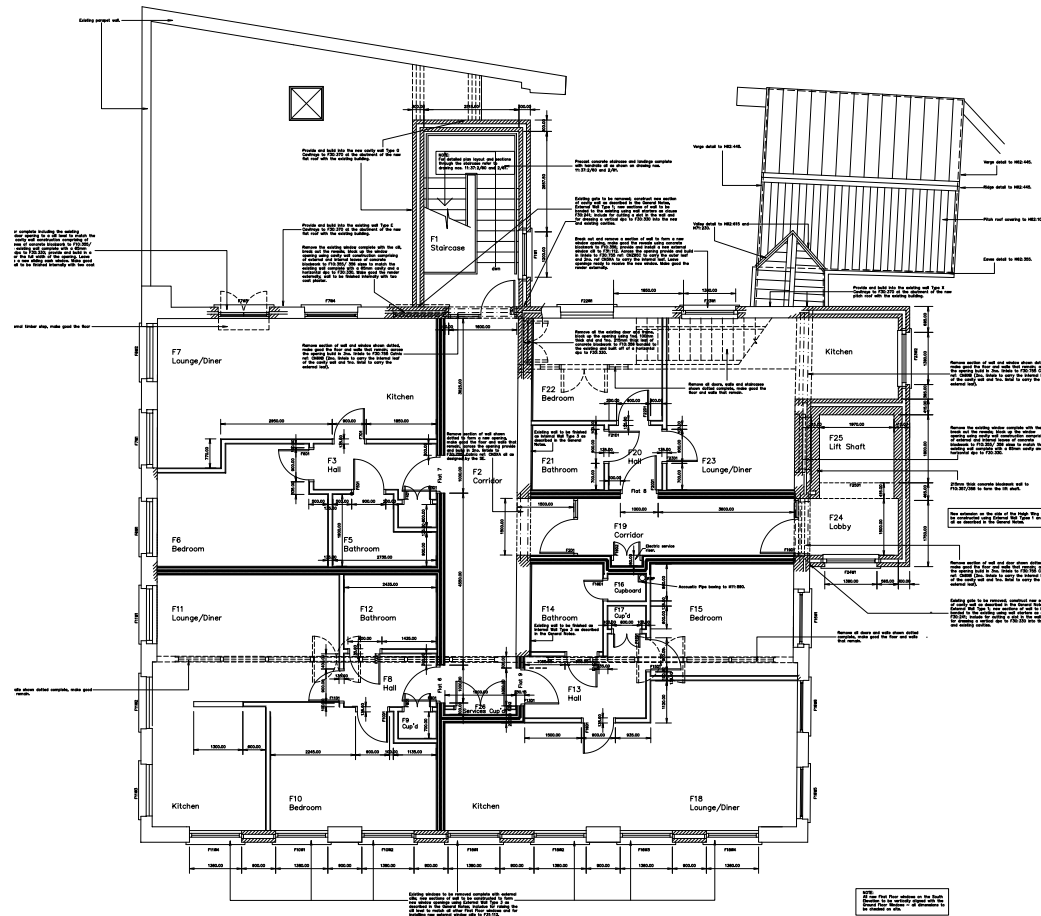
| Description                         | Sq m           | Sq f         | Notes                                                                                               |
|-------------------------------------|----------------|--------------|-----------------------------------------------------------------------------------------------------|
| <b>Waterside Apartments</b>         |                |              |                                                                                                     |
| Flat 1 (Used as office)             | 48.65          | 524          | 1 bedroom flat – Ground Floor                                                                       |
| Flat 2                              | 47.72          | 514          | 1 bedroom flat – Ground Floor                                                                       |
| Flat 3                              | 36.28          | 391          | 1 bedroom flat – Ground Floor                                                                       |
| Flat 4                              | 55.1           | 593          | 1 bedroom flat – Ground Floor                                                                       |
| Flat 5                              | 46.28          | 498          | 1 bedroom flat – Ground Floor                                                                       |
| Flat 6                              | 50.1           | 539          | 1 bedroom flat – First Floor                                                                        |
| Flat 7                              | 48.01          | 517          | 1 bedroom flat – First Floor                                                                        |
| Flat 8                              | 37.18          | 400          | 1 bedroom flat – First Floor                                                                        |
| Flat 9                              | 55.34          | 596          | 1 bedroom flat – First Floor                                                                        |
| Communal                            | 118.78         | 1279         | Corridors and Lift                                                                                  |
| <b>Total Waterside</b>              | <b>543.44</b>  | <b>5849</b>  |                                                                                                     |
| <b>Main Building – Bridge House</b> |                |              |                                                                                                     |
| Basement                            | 92.65          | 997          | Storage                                                                                             |
| Ground Floor                        | 679.76         | 7317         | Lounge, Office, WC's, Kitchen, Dining Hall, Store, Electric room, 2 bedrooms with ensuite wet rooms |
| First Floor                         | 619.74         | 6671         | Offices, 14 ensuite bedrooms, separate WC and stores.                                               |
| Second Floor                        | 534.26         | 5751         | Office, 15 ensuite bedrooms, Separate WC and stores                                                 |
| <b>Total Bridge House</b>           | <b>1926.43</b> | <b>20736</b> |                                                                                                     |
| <b>TOTAL</b>                        | <b>2403.15</b> | <b>25867</b> |                                                                                                     |



## GROUND FLOOR



## FIRST FLOOR



## Floor Plans - Bridge House

### BASEMENT AND GROUND FLOOR



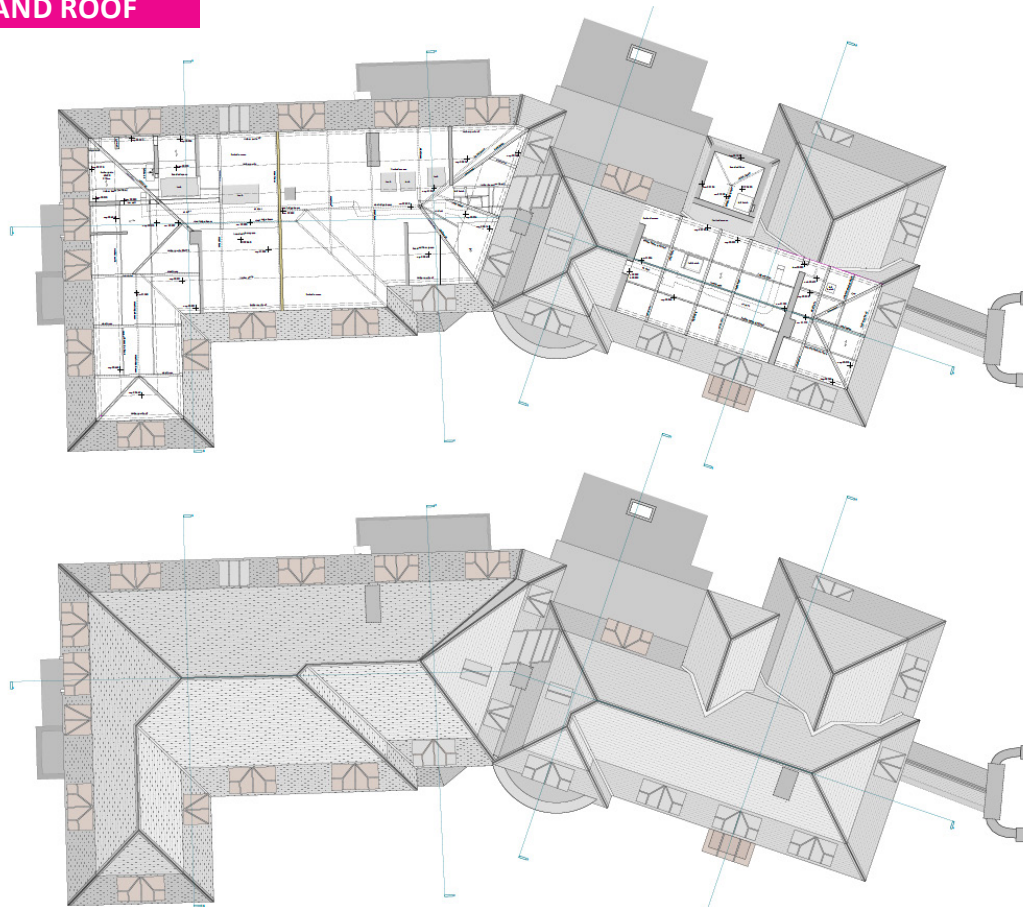
## Floor Plans - Bridge House

### FIRST AND SECOND FLOORS



## Floor Plans - Bridge House

### ATTIC AND ROOF



# Further Information

## Bridge House

2 Church Street, Dawlish EX7 9AU



### Proposal

OIRO £1,800,000 for the freehold by Private Treaty.

Bridge House and Waterside Apartments could be available separately subject to separate negotiation. Please enquire to the agent direct for further information.

### Services

We understand that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.



### Business Rates and Council Tax

This property is subject to business rates and council tax. Further details are available from the agents.

# Bridge House

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## Legal

Each party is to pay their own legal fees incurred during this transaction.

## Money Laundering

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT

All figures quoted are exclusive of VAT if applicable.

## Viewings

For further information, please contact the joint agents direct. Viewings strictly by appointment only. Appropriate footwear to be worn for inspecting the gardens and grounds.



## Appointed agents

**Vickery Holman**  
Property Consultants



**Vickery Holman**

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