

# Furlong

Topsham, Devon



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A stylish Grade II Listed former boat house  
in a prime Topsham location with extensive  
views up the Exe Estuary

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Furlong, Topsham, Devon, EX3 0JN

Exeter 4 miles



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*Features:*

Entrance hall, Sitting room, Dining room  
Kitchen/Breakfast/Family room, Larder, Rear entrance hall  
Utility room, Gym/Garage, Downstairs WC, Master bedroom with ensuite  
and dressing room, Four further bedrooms, Study/Bedroom six  
Family bathroom, Shower room

Garden, Extensive parking, 'Dry dock', Slipway, Private pontoon  
Deep water mooring (transferable by way of arrangement)

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### *History*

Furlong was built by T Davey in about 1700 and is understood to have been a warehouse and used for ship building by Robert Davey. The upstairs was then used as a sail loft, and five heavy iron rings which carried the sails are still fixed in the walls at the ferry end of the house. In Robert Davey's time the property was known as Passage Yard, the name Furlong was given to the property in 1904 when it was converted into a private dwelling house.

### *Situation*

Furlong sits on the banks of the River Exe Estuary in the popular town of Topsham which lies on the eastern banks of the River Exe. There is an extensive range of boutiques and shopping facilities in Topsham, which is also well known for its award winning restaurants and inns. There is a train station providing links to Exeter and London. The main attraction of Topsham is the River Exe. Topsham has a thriving yacht club and is readily accessible to both Exeter Golf & Country Club and Woodbury Park Golf Course.



Exeter, approximately four miles away is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including John Lewis. There is also a Waitrose supermarket in the city. Many primary and secondary schools can be found in Exeter including Exeter School and The Maynard whilst Exeter University is recognised as one of the best in the country. The M5 motorway at Exeter provides links to the A38 to Plymouth or the A30 to Cornwall to the South and Bristol and London to the North and East. There are regular rail services to London Paddington from Exeter in just over 2 hours. Exeter International Airport provides an ever increasing number of domestic and international flights including two flights a day to London City Airport.



**The property**

Furlong is a stylish and unique family home, full of charm and history. It is one of only two houses in Topsham with its own private pontoon and the only one also with a slipway and dry dock. The views from the house are second to none, looking down the estuary towards open sea at Exmouth some six miles away and towards Haldon. The house has undergone significant refurbishment work to a high standard with first rate fixtures and fittings throughout.

Approached from the gravelled parking area and through a pillared porch you are lead into the main entrance hall with a parquet floor, stairs to the first floor and a downstairs WC and cloakroom. To the left of the hall is the

beautiful and bright kitchen/ breakfast/family room. This is a practical living space making the most of the views and position of the property and benefits from underfloor heating. The kitchen area has a three oven gas fired Aga with an electric module, bespoke wooden cabinetry with slate worktops, integrated appliances, a walk in larder and a double butler sink. There is a large central island which separates the kitchen nicely with an oak work surface and plenty of storage underneath.

There are defined dining and family areas with the seating at the rear of the room with an inglenook fireplace and log burner. Full length sliding doors open onto the patio with views to the river beyond.



To the right of the entrance hall and through an original carved arched door is the drawing room featuring parquet flooring, a window seat, fireplace with a minster surround and double doors leading out to a sheltered courtyard area.

Arched double doors also from the drawing room lead through to the dining room, again with parquet flooring and dominated by two reclaimed stained glass feature windows, one of which features some of the ships built at Furlong. A further door from the dining room leads into the rear hall with a second staircase to the first floor and doors to a utility room with fitted units and a butler sink and a single garage which houses the boiler and is currently being used as a gym and storage.

Up the stairs from the main entrance hall is the impressive master bedroom with vaulted ceiling. There is also a dressing room and ensuite bathroom. There are far reaching views over the estuary through sliding doors at the end of the room and a glass balcony. The ensuite bathroom has a roll top bath, walk in shower and underfloor heating.

Opposite is bedroom two with another door leading through to a bathroom with a roll top bath and walk in shower. This bathroom is shared with bedroom three. From the rear entrance hall the stairs lead to three further bedrooms and a shower room. The landing has stained glass feature windows and leads to bedroom six, currently used as a study with a high vaulted ceiling and feature windows.



#### *Grounds and Gardens*

The gravel driveway is centred around a copper beech tree and has parking for 5/6 cars. The gardens surround three sides of the property with a pretty lawned area to the front of the property with well stocked borders and established trees including a Labernum, Lime, Cherry and Magnolia.

There is a metal walkway leading over the water at the side of the property to the patio area. There is a good sized flat lawn on the far side of the house with a small seating area to the back and well established trees offering privacy and seclusion.

For boat lovers there is a 'dry dock' with a slipway, a pontoon which has permission for a boat up to 18' and a deep water mooring for up to 22'. The deep water mooring is not legally tied to the property but we understand it is transferrable by way of arrangement.





First Floor



Ground Floor

*Floorplans for  
Furlong, Ferry Road, Exeter EX3*

Approx gross internal area:  
488.7 Sq Metres / 5,261 Sq Ft  
Illustration for identification  
purposes only. Not to scale.

*Property details*

Services  
Mains water, gas, drainage and electricity  
Local Authority  
Exeter City Council, Civic Centre, Paris Street,  
Exeter, Devon, EX1 1JN

*Directions*

On entering Topsham from Exeter turn right  
into Follett Road, just before the small painted  
roundabout on Fore Street and next to Topsham  
Wines. Drive to the bottom of the road (about  
100m) and turn left onto Ferry Road. Furlong is  
the first house entrance on the right hand side.

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