



- AN INDIVIDUALLY DESIGNED SINGLE-STOREY RESIDENCE
- EXTENSIVE GARDENS AND GROUNDS WITH A PLOT OF AROUND 1.25 ACRES
- BREATHTAKING VIEWS TOWARDS THE SURROUNDING COUNTRYSIDE AND DARTMOOR
- BEAUTIFUL SITTING/DINING ROOM WITH PART VAULTED CEILING AND LARGE GABLE WINDOW
- HIGH QUALITY KITCHEN WITH INTEGRATED APPLIANCES
- FANTASTIC PRINCIPAL BEDROOM SUITE WITH LARGE EN SUITE/DRESSING ROOM
- TWO FURTHER BEDROOMS IN THE MAIN PART OF THE PROPERTY AND A MODERN SHOWER ROOM
- EXTENSIVE PARKING, GARAGE AND BEAUTIFUL GARDENS

Higher Exeter Road, Teignmouth, TQ14 9PB

£850,000

A detached, individually-designed single-storey residence set on the rural fringes of Teignmouth with truly outstanding views. Sitting/dining room, luxury kitchen, three bedrooms (en suite to master), outbuilding with studio/office and shower room. Two garages and carport. Fantastic grounds with the plot extending to around 1.25 acres.



Property Description

LOCATION

"Sundown" is set just over a mile from Teignmouth town centre and promenade on the beautiful hills above the town relatively close to Teignmouth Golf Course. Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a recently opened theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

DESCRIPTION

"Sundown" is a fantastic, individually-designed extended detached bungalow set high on the hill above the coastal town of Teignmouth, thus having fantastic, predominantly southerly views across the surrounding countryside as well as towards the sea and Dartmoor in the distance. The property itself has appealing accommodation with feature flooring and under floor heating throughout much of the accommodation. The free-flowing lounge/dining room is a fantastic space with a vaulted ceiling and a high-set gable window in the sitting area enjoying the fantastic views. There is a high-quality kitchen with integrated appliances and the principal bedroom suite has a fantastic luxury four-piece en-suite bathroom with large dressing area. There are two further double bedrooms within the main part of the property and a high quality family shower room. The sitting room and principal bedroom spaces open to a fantastic south-facing, part undercover terrace, a perfect





spot to sit and contemplate the surroundings. The extensive gardens and grounds at "Sundown" extend to around one and a quarter acres. The house itself is surrounded by fantastic, beautifully-stocked gardens with sweeping lawns and various mature specimen plants and trees. Adjoining the gardens there is a sweeping meadow with an orchard and nature pond. A second access from Venn Farm Lane opens to a second driveway, which gives access to a substantial timber detached outbuilding with timber elevations and a slate pitched roof. This outbuilding has an open-bay carport, a garage and a timber terrace approach to upper floor accommodation with an office/bedroom and shower room.

From the paved south facing entrance terrace a feature uPVC panel effect entrance door opens to the...



RECEPTION HALL

An attractive and welcoming space with high quality timber-effect flooring which extends through much of the ground floor as well as having underfloor heating. Coved and textured ceiling, panel doors to the principal rooms and a radiator with cover. A panel door opens to the...

CLOAKS CUPBOARD

Having the control panel for the alarm system and a hanging rail.

CLOAKROOM/WC

With a good quality two-piece suite comprising a close-coupled WC and a small wash hand basin with mixer tap set into a unit with cupboard. Radiator. Coved and textured ceiling.



SITTING/DINING ROOM

A fantastic free-flowing space with high quality engineered timber-effect flooring having underfloor heating. The sitting area partly occupies an extended part of the property where there is a truly fantastic gable-set double glazed window, taking in breath taking views across Coombe Valley towards Humber Woods and parts of the town as well as the countryside above the Teign Estuary and glimpses of the

estuary and Shaldon etc. A side facing uPVC double glazed window has some outlook and uPVC double glazed French doors lead to a fantastic part under cover paved terrace, giving a great sense of inside outside living. The dining area has feature coving to ceiling, spotlights and ample space for a large dining table and chairs, with these inside and outside spaces combining to provide good entertaining spaces. Three radiators. The dining space free-flows to the luxury kitchen which has a comprehensive range of units with extensive areas of polished granite work surface with an opening above looking through the sitting area taking in great views towards countryside and Dartmoor in the distance. There are granite surrounds and integrated appliances include a four-ring gas hob with Bosch filter over, a Bosch double oven, a Bosch dishwasher and a fridge/freezer. Coved and textured ceiling with spotlights, rear facing uPVC double glazed window, wall mounted plate rack and a uPVC opaque double glazed door leads to the outside at the rear of the property. A panel door opens to a pantry style cupboard with shelf and drawers.

LOBBY AREA

With a white wood grain effect door opening to the...

PRINCIPAL BEDROOM SUITE

With coving to ceiling, French doors with louvre shutters lead out onto the aforementioned south facing terrace and have great views over the surrounding countryside towards Dartmoor in the distance and a uPVC double glazed window has similar views. There is also a side facing uPVC double glazed window overlooking the garden. Engineered timber-effect flooring with under floor heating. A panel door opens to the...

LUXURY EN SUITE BATHROOM/DRESSING ROOM

With ceramic floor tiles and a large dressing area having a dressing table unit with drawers, built in wardrobes, spotlights and a side facing uPVC double glazed window overlooking the garden. The bathroom area is beautifully tiled and has a four-piece designer suite comprising a deep panel bath with central mixer set and shower attachment, a contemporary-style wash hand basin with mixer set, a shower cubicle with dual controls and a WC. Electric towel rail, medicine cabinet

and a rear facing uPVC opaque double glazed window.

INNER HALLWAY

With access to the loft space, coved and textured ceiling and a door opening to a good-sized shelved linen/store cupboard.

BEDROOM 2

Another highly appealing room with a front facing uPVC double glazed window having good country views with louvre shutters. Built-in double wardrobe with mirrored sliding doors, coved and textured ceiling.

BEDROOM 3

Another good sized double bedroom with coved and textured ceiling and a side facing uPVC double glazed window with louvre shutters.

FAMILY SHOWER ROOM

With a good quality suite comprising a large shower cubicle with attractive tiling, dual controls and shower heads and a large glazed screen, a pedestal wash hand basin with mixer set and WC. Spotlights, coving to ceiling and a rear facing uPVC opaque double glazed window.

OUTSIDE

Approached from Venn Farm Lane gated access opens to the driveway which provides AMPLE PARKING for several vehicles. There is outside lighting and adjoining raised, well stocked bedding. The driveway leads to an electric roll-up door giving access to the GARAGE with power, light, a part vaulted ceiling with mezzanine storage and two uPVC double glazed windows. At the rear of the garage there is an area of garden where there is a greenhouse and there is a hidden area for external storage etc. "Sundown" benefits from particularly lovely and predominantly south-facing gardens and grounds. Sitting immediately adjacent to the property, with doors opening from the sitting and principal bedroom areas is the expansive south facing raised terrace, being paved and part under cover with a glazed canopy, outside lighting and a feature balustrade. Set below this there is a beautiful sweep of lawn with meandering pathways running through. There is a fantastic seating area approached by way of an ornamental arch with well stocked gardens surrounding

having a plethora of specimen shrubs, plants and small trees. Set at a higher level there is a raised area of deck forming a viewing platform, where truly wonderful views can be enjoyed over the surrounding area towards the sea, Shaldon and Dartmoor in the distance. Also approached from Venn Farm Lane there is a six bar timber gate that opens to a large second driveway area, being gravelled, providing additional parking. This gravel area leads to the DETACHED ANCILLARY TIMBER BUILDING, which has an open car port with strip lights and power points and oak doors open to a useful single bay GARAGE. Timber steps at the side of the building open to an entrance terrace with a timber balustrade, being another spot to enjoy fabulous views across the bay. From here double glazed oak framed doors with windows beside open to the...

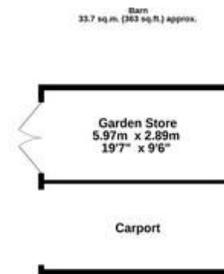
ANCILLARY ACCOMMODATION

With a studio/bedroom space with oak flooring, a Velux-style window and an oak panel door opens to the shower room, which has a modern three piece suite. This unit provides good options for a home office/guest bedroom etc.

THE MEADOW/ORCHARD

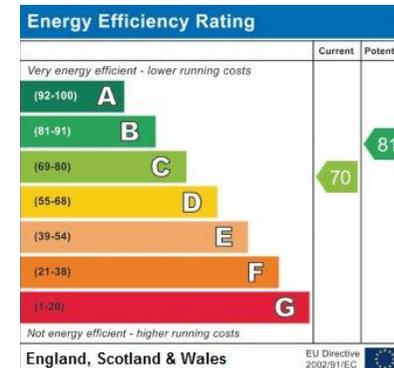
Gated access also leads to the fantastic meadow, which is an expansive area largely laid to lawn with a small orchard area having various mature fruit trees. The meadow also has gated access to the lane, useful if one wishes to keep livestock etc. A post and wire fence surrounds a fantastic nature pond with Gunnera, Lillies, bamboos and various water plants, with this area being partly shaded by two fantastic eucalyptus trees. At the top of the meadow there is a level area providing the possibility for placing a marquee for outdoor entertainment etc. The meadow is enclosed by post and wire fencing.





TOTAL FLOOR AREA : 207.3 sq.m. (2231 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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