



- A BEAUTIFUL WING OF A PERIOD VILLA
- LOVELY RECEPTION HALL OPENING TO LOUNGE WITH LOG BURNER
- SUN ROOM/BOOT ROOM AND SPACIOUS SITTING ROOM WITH LARGE BAY WINDOW
- BEAUTIFULLY APPOINTED BESPOKE KITCHEN/DINING ROOM
- WITH SOME HIGH QUALITY INTEGRATED APPLIANCES
- MODERN GROUND FLOOR SHOWER ROOM
- THREE FIRST FLOOR BEDROOMS AND MODERN BATHROOM
- MANY FEATURES TO INCLUDE BAY WINDOWS, COLUMN RADIATORS AND FIREPLACES ETC
- GOOD SIZED ENCLOSED MATURE GARDEN

Lamberts Lane, Shaldon, TQ14 0HJ

£695,000

A beautiful wing of a period property refurbished to a high specification set just over half a mile from the village. Reception hall opening to a lounge and sun/boot room, spacious sitting room and lovely bespoke kitchen/dining room. Three bedrooms, bath and shower rooms and attractive enclosed garden.



Property Description

LOCATION

1 Brookvale is beautifully situated on the rural fringes of the ever popular estuary village of Shaldon with rolling open countryside and footpaths nearby providing good options for walking etc. The property sits just over half a mile from the bustling village centre and sandy beach. The village of Shaldon has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include an Ofsted 'Outstanding' rated primary school, The Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with classic Georgian crescent and a range of education options including Trinity School, offering both private primary and secondary education. In addition there is a mainline rail link to London Paddington.

DESCRIPTION

1 Brookvale is a beautifully presented period property offering a real sense of "past grandeur" and yet refurbished to exacting modern standards. The fabulous accommodation comprises a reception hall with feature period style tiling and a vaulted ceiling with hipped lantern that in turn free-flows to an informal lounge area with flagstone flooring, log burner and further hipped lantern. The reception hall also opens to a useful sun room/boot room area that in turn opens to the garden.





Also to the ground floor there is a grand inner reception hall with feature staircase with high vaulted ceiling and galleried landing above. The sitting room is a particularly lovely room with a large walk-in bay window and a feature fireplace and the kitchen/dining room is a real "show piece" of the house with a beautiful bespoke range of kitchen units with oak block work surfaces and some integrated appliances as well as a large grand dining area with feature bay window. Also to the ground floor there is a useful modern shower room with "wet room" area. To the first floor there is a fantastic galleried landing opening to a roof terrace, providing a good elevated spot to sit and enjoy the surroundings. The principal bedroom suite is a truly fantastic room with a large walk-in bay window enjoying some views over the surrounding area and the second bedroom is another spacious and lovely room also with a bay window having some views. Bedroom 3 is another double bedroom also with some outlook and there is a modern family bathroom to the first floor. Outside the property has a fantastic garden being partly enclosed by high stone walling with a terrace/patio, a broad sweep of lawn, a babbling brook and there are various mature shrubs and trees etc.

From Lamberts Lane a small paved entrance area is approached from where the feature substantial timber panel entrance door with coach light above opens to the...

RECEPTION HALL

The open-plan reception hall is a fantastic space with a vaulted ceiling having a large hipped lantern affording a tremendous amount of light as well as spotlights. There are feature period-style floor tiles and a recess with coat hooks. A feature timber panel door with arched glazed panels opens to the formal inner hallway. The reception hall also opens to the...

LOUNGE AREA

With feature flagstone-style slate paved flooring, a further vaulted veiling with hipped lantern and spotlights, feature painted cast iron pillars and a corner-set log burner with exposed flue and a slate hearth. A high-level uPVC double glazed window has good views towards nearby and distant countryside.

The reception hall also opens to the...

SUN ROOM/UTILITY AREA

Also with slate paved flooring, glazed ceiling panels and high-level uPVC double glazed windows with good views towards nearby and distant countryside. A uPVC double glazed door opens to an outside area at the side of the property. Electric panel radiator.

FORMAL INNER HALLWAY

A wonderful and elegant space conveying a sense of period charm with a grand staircase with feature balustrade rising to a galleried landing with high vaulted ceiling above having a cornice. A lower ceiling has a cornice and spotlights. Dado-height panelling, feature period style column radiator, exposed floorboards, under stairs cupboard and a lobby area with shelved cupboard.

SITTING ROOM

The sitting room is a particularly lovely space, also conveying a great sense of period grandeur and styling with a full-height walk-in sliding sash bay window with good views over the mature gardens and the surrounding area and with far-reaching views towards the Little Haldon hills in the distance. Large feature fireplace with carved timber painted surround and mantle over and a raised tiled hearth upon which there is a living-flame coal effect stove. Part shelved dresser style recess with cupboard. Cornice to ceiling and feature period-style column radiator.

GROUND FLOOR SHOWER ROOM

Beautifully appointed with ceramic tiled floor and a high quality three piece suite comprising a large Vitra vanity unit with wash hand basin, cupboard below, tiled surround and spotlight over, a large walk in "wet room" style shower area with ceramic tiling and with a good quality shower unit with dual controls and dual shower heads, spotlights and a WC. Heated towel rail and a uPVC opaque double glazed window.

KITCHEN/DINING ROOM

The kitchen/dining room is a truly fantastic space providing a wonderful "hub" for the house. There is a high ceiling with cornice, spotlights and feature light fittings. The kitchen area is beautifully fitted with a high quality bespoke range of units with extensive areas of oak block work surface with feature tiled surrounds, numerous cupboards and drawers in a Shaker style and a matching island unit with expansive oak block work surface extending to a breakfast bar. Under mounted butler-style sink unit with mixer set and space for a five ring burner gas range-style stove set into a recess with oak surface either side, feature tiled surround and high set oak mantle over. Full height cupboards, built in dishwasher, built in washing machine, built in fridge and freezer and two period style column radiator. The kitchen area has large ceramic floor tiles and free flows to the dining area, again providing a wonderful space taking full advantage of the period features with exposed floorboards, space for a large dining table and chairs and a large walk-in sliding sash bay window with feature shutters and views over the gardens, the surrounding area and countryside beyond.

FIRST FLOOR LANDING

The first floor landing is another beautifully decorated and appointed space with a cornice to the ceiling, spotlights, a period style column radiator and panel doors to the upper floor rooms. Full height shelved

cupboard. Timber framed double glazed doors out onto an open **ROOF TERRACE** with artificial lawn providing a lovely space to sit and contemplate the idyllic surroundings.

BEDROOM 1

A fabulous bedroom suite being spacious and again taking full advantage of the period features of the house with a cornice to ceiling and a wonderful walk-in bay window area with triple arched sliding sash windows and further sashes to either side taking in good views over the surrounding area towards countryside in the distance. Period style column radiator and a panel door opening to a recessed wardrobe with hanging rail.

BEDROOM 2

Another impressive spacious room with a cornice to ceiling, a large-walk in sliding sash bay window with some lovely views over the surrounding area towards nearby and distant countryside. Period style column radiator.

BEDROOM 3

Another lovely room with cornice to ceiling, a uPVC double glazed sliding sash window with views over the surrounding valley and a period style column radiator.

BATHROOM

With a good quality three piece suite comprising a P-shaped bath with attached shower screen, full height tiled surround and a high set shower on the mixer set, a WC and a feature corner mounted wash hand basin with medicine cabinet over. Feature period style column radiator/towel rail, spotlights to ceiling, opaque glazed window and exposed floorboards.

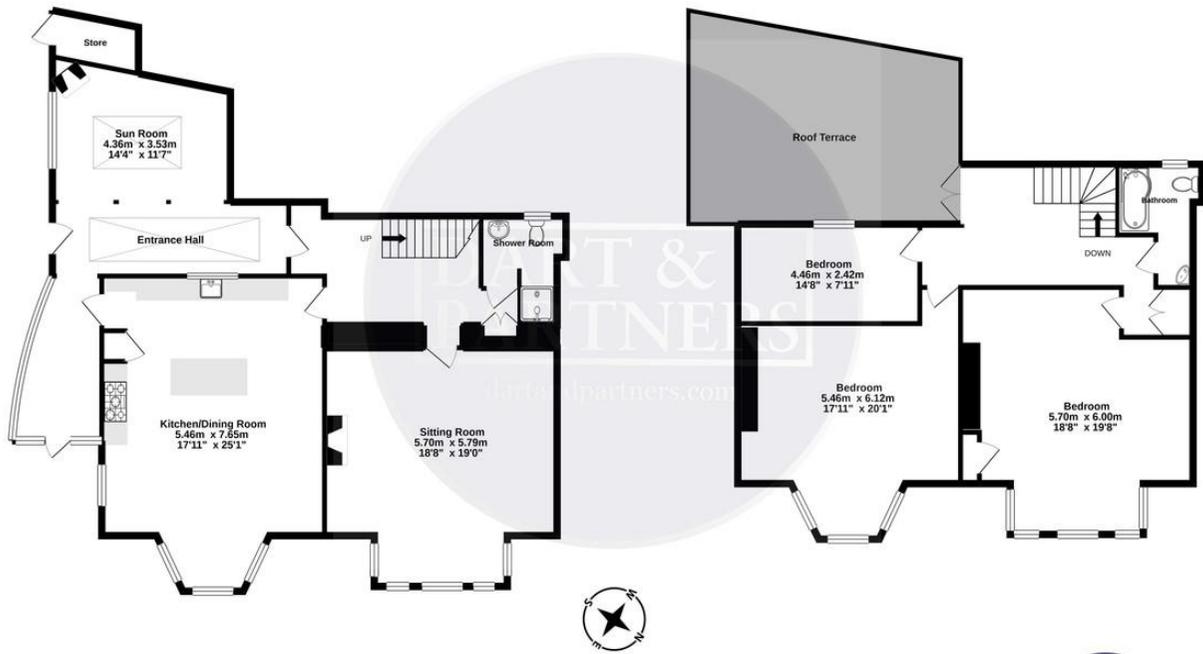
OUTSIDE

Outside 1 Brookvale has a lovely mature garden partially enclosed by high level stone walling. Immediately behind the house there is a paved seating area providing another lovely spot to enjoy the surroundings. There are external power points and beyond the paved seating area the garden is primarily laid to a broad sweep of lawn. There are various mature inset shrubs, palms and trees and near the end of the garden there is a magnificent giant redwood tree. There is a timber shed, a timber store and a paved pathway leads to an area at the end of the garden where there is a lovely babbling brook with sleeper bridge across and further small area of garden beyond.



Ground Floor

1st Floor



TOTAL FLOOR AREA : 230.0 sq.m. (2476 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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