



- A SUBSTANTIAL AND BEAUTIFULLY PRESENTED SEMI-DETACHED EDWARDIAN VILLA
- MANY PERIOD FEATURES AND BREATHTAKING SEA VIEWS
- SITTING ROOM AND DINING ROOM
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- SIX BEDROOMS AND ELEGANT BATH AND SHOWER ROOMS
- SWEEPING DECKED BALCONY AND LARGE CELLAR
- MATURE, PREDOMINANTLY SOUTH FACING -GARDENS
- AMPLE DRIVEWAY PARKING

Ferndale Road, Teignmouth, TQ14 8NQ Guide £725,000

A beautiful, recently renovated Edwardian Villa set in one of Teignmouth's most desirable locations just under a mile from the town centre and promenade. Spacious receptions, stylish kitchen, utility, cloakroom/WC, six bedrooms, modern bath and shower rooms, large south-facing large gardens, cellar and parking.



Property Description

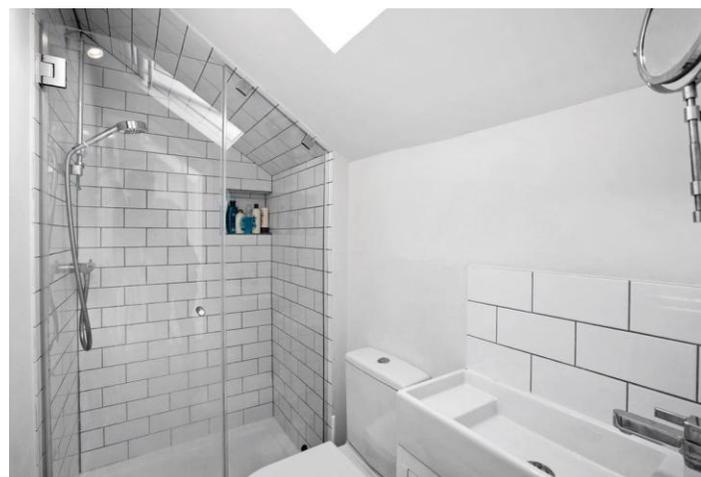
SITUATION

46 Ferndale Road enjoys a pleasant mature setting with Ferndale Road being one of the most sought after locations on the favoured east side of the town. The property sits just under a mile from the town centre, promenade and railway station. 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

46 Ferndale Road is a beautiful Edwardian Villa that has been the subject of extensive refurbishment and renovation by the current owners. Externally attractive, the property has brick and rendered elevations beneath a tiled roof with bay windows set at the rear. There are outstanding sea views from many of the rooms and many period features with high ceilings, exposed timber floors and cornices and fireplaces etc. The welcoming reception hall opens to the dining room, a lovely entertaining space which, along with the kitchen/breakfast room opens to an expansive raised terrace, providing a great sense of inside/outside living. The dining room opens to the sitting room, a fantastic space with a splayed bay window and a log burning stove. Also at ground floor level there is a cloakroom/WC, a useful utility/boot room and the beautifully appointed, stylish kitchen which has a





fantastic range of units, some integrated appliances and quartz work surfaces. The accommodation on the upper two floors is very versatile with potential for six bedrooms or five with home office space etc. Additionally there are modern, recently refitted elegant bath and shower rooms. The predominantly south facing mature gardens are another real benefit of the property with the sweeping lawns, mature trees and various fruit trees creating something of a lovely sylvan setting. Additionally there is a large cellar room and a summerhouse. Approached from Ferndale Road there is a good sized parking area that could be further extended if required and planning permission exists to construct a new garage.

From the paved entrance area a panel and part glazed entrance door leads to the...

ENTRANCE HALL

An attractive, welcoming space with stairs with a feature balustrade rising to the first floor. There is an under stairs cloaks area with coat hooks and radiator. A glazed door opens to the...

DINING ROOM

A particularly lovely and appealing room with a high ceiling with cornice, a picture rail and Farah & Ball style colour schemes which extend through much of the ground floor. A uPVC double glazed door opens to the fantastic south-facing raised decked balcony and fantastic views are enjoyed across parts of the town towards the Teign estuary, a local coastal landmark known as the Ness and across Labrador Bay towards Babbacombe. A side facing uPVC double glazed window enjoys similar views. Double radiator and feature stripped, exposed floorboards that extend through much of the ground floor. Feature fireplace with a painted carved surround and raised tiled hearth. Attractive built-in recessed dresser unit with cupboards and open shelves.

SITTING ROOM

Another fantastic reception room with a high ceiling having a cornice and picture rail. Large splayed uPVC double glazed

bay window enjoying lovely views over the mature back gardens taking in parts of the town, the hills above Shaldon, the Ness and the sea. Three feature modern column-style radiators, feature stripped floorboards and a fireplace with painted carved surround and a raised slate hearth, upon which there is a log burning stove.

KITCHEN/BREAKFAST ROOM

A particularly appealing room and a great "hub" for the house with uPVC double glazed French doors enjoying good coastal views, as described and leading out onto the decked balcony. The kitchen/breakfast room is fitted with a stylish range of floor and wall mounted units with extensive areas of quartz work surface with matching surrounds and an under-mounted double bowl, ceramic sink unit with mixer set. Space for a Rangemaster five-ring gas stove with filter over and good quality built-in appliances include a dishwasher, a fridge and freezer. Full-height larder cupboard. Spotlights to ceiling, side facing, part opaque uPVC double glazed window, stripped floorboards and two modern column radiators. side facing uPVC double glazed window also having good views. From the kitchen a stripped panel and part glazed door open to the...

LOBBY AREA

With a Velux skylight and a part glazed door leading to the outside at the side of the property.

CLOAKROOM/WC

With a side facing uPVC opaque double glazed window, timber effect flooring, a WC and a wall-mounted wash hand basin with tiled surround. Radiator, spotlight and wall-mounted electricity trip switches.

UTILITY ROOM

A useful additional space with timber effect flooring, a front facing uPVC double glazed window and a fitted unit with area of surface having an inset stainless steel sink unit with mixer set, tiled surround and cupboard beneath. There is a full-height cupboard concealing the spaces for the washing machine and tumble dryer with full height appliance cupboard beside. Radiator, spotlights and high-level shelf.

MEZZANINE LANDING

With a front facing uPVC double glazed window and the louvre-doored airing cupboard housing the large pressurised hot water cylinder and having slatted shelving.

FAMILY BATHROOM

An attractive bathroom with a feature vintage style three piece suite with dado height painted panelling surrounds. The suite comprises a deep panel bath with full height tiled surround, attached shower screen and Mira shower over with dual controls, a WC and a pedestal wash hand basin. Painted floorboards, column-style radiator and a side facing part opaque uPVC double glazed window.

Also leading off the mezzanine landing...

BEDROOM 4

An attractive dual aspect double bedroom with front and side facing uPVC double glazed windows, one of which has good views over the surrounding area towards the sea and the Orestone in the distance. Painted floorboards, double radiator, feature cast iron fireplace and a high level shelf.

PRINCIPAL LANDING

With stairs rising to the second floor, radiator. and panelled doors to the principal first floor rooms.

BEDROOM 1

A fantastic principal bedroom with a walk-in uPVC double glazed splayed bay window with truly breath-taking views across the tree tops towards parts of the town, the estuary, Shaldon and the hills above, as well as taking in views across Labrador Bay towards Babbacombe, the Orestone and out to sea. Painted floorboards, double radiator and a feature fireplace with carved surround, cast iron and tiled inset and a tiled hearth. Cornice to ceiling and picture rail.

BEDROOM 2

Another attractive bedroom currently in use as a study. Cornice to ceiling, picture rail, side facing uPVC double glazed window having some good views over the surrounding area towards the sea as described and a feature painted cast iron fireplace with tiled and cast iron inset. Painted floorboards and high level opaque glazed panels.

BEDROOM 3

Another good size double bedroom with cornice to ceiling and a walk-in box-bay uPVC double glazed window, also having fantastic sea views as described. Painted floorboards, cornice to ceiling, high-level opaque glazed panel and a large built-in cupboard/wardrobe with storage above. Open shelf and radiator.

SECOND FLOOR HALF LANDING

With Velux style window and stairs to the upper floor.

LOBBY AREA

With painted floorboards and panel doors to...

BEDROOM 5

Another really good sized double bedroom with painted floorboards, a front-facing uPVC double glazed window with views over the surrounding area towards countryside in the distance. Radiator and a panel door to a good-sized store cupboard. Feature exposed brick work to one wall and a feature part-painted cast iron fireplace.

SHOWER ROOM

With a Velux skylight, painted floorboards and a three-piece suite comprising a tiled shower cubicle with dual controls, a WC and a vanity unit with wash hand basin, cupboard below and tiled surround. Ladder-style radiator/towel rail.

At upper floor level there is a further...

LOBBY/DRESSING AREA

With exposed floorboards, hanging rail and shelf and a doorway opening to...

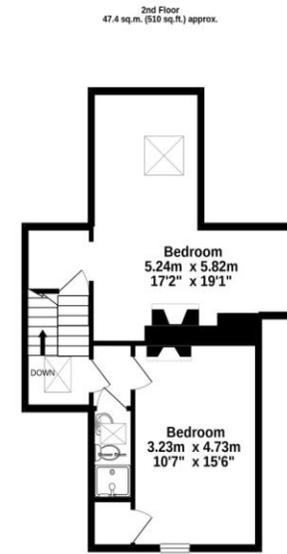
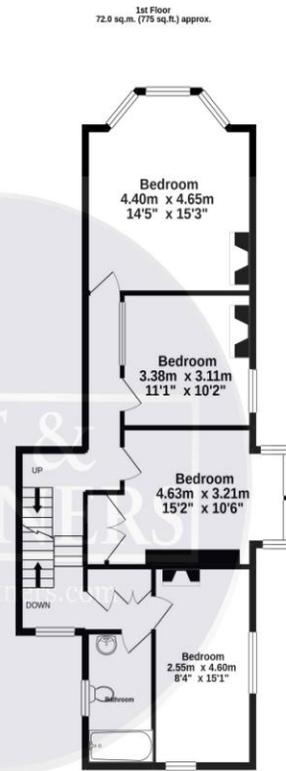
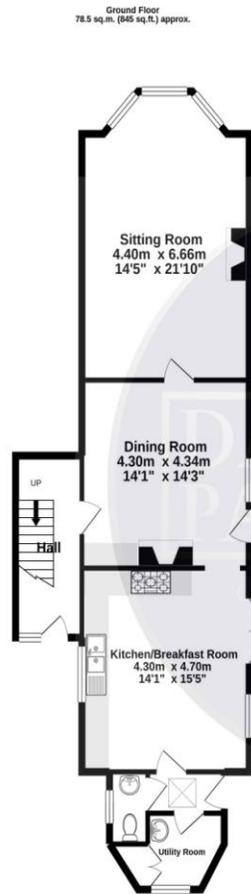
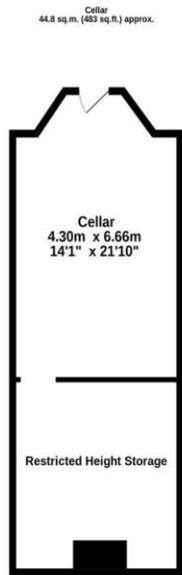
ATTIC BEDROOM/BEDROOM 6

A surprisingly spacious addition to the accommodation with this room having a good ceiling height and being set out in two parts with exposed floorboards and a uPVC double glazed window set into the gable with fantastic westerly views taking in the sea and the countryside above the Teign estuary. Velux double glazed window and a feature part-painted cast iron fireplace.

OUTSIDE

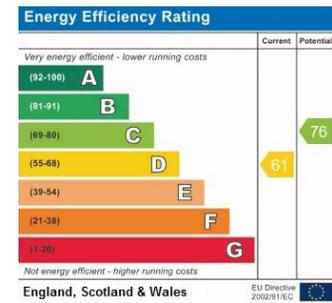
To the front of the property, approached from Ferndale Road a timber gate opens to a paved area with paved steps descending to the entrance area with the meter cupboards and outside lighting. From here feature slate steps descend to the front garden area, which has a mature hedge border and various mature trees. Also approached from Ferndale Road there is a **PARKING AREA**, providing parking for at least two vehicles. Adjoining this area there is a **GARAGE** which, whilst in need of replacement provides good options for additional parking and planning consent exists to construct a larger garage. The gardens enjoy a fantastic, primarily southerly aspect. The aforementioned raised decked balcony opening from the kitchen and dining rooms provides fantastic options for alfresco dining/outdoor entertaining etc and has open storage beneath. Set below the deck there is a lovely sweeping area of lawn with a greenhouse and various inset mature areas of bedding with a good array of shrubs, specimen trees, to include an acer and various mature fruit trees, giving the garden something of a sylvan setting. A paved pathway with timber work on either side descends to the lower area of garden, another particularly lovely space with a further sweeping lawn with further mature trees and fruit trees. There is a large **SUMMERHOUSE** with glazed doors, windows and a decked, canopied entrance with undercover log-store beside. From the lower level of garden something of a "nature garden" is approached with mature palm and beech trees and a meandering path descending to a charming babbling stream. Immediately behind the house there is a raised area of lawn/terrace and from here a panel door opens to the **CELLAR**, a good space will full head-height, the central heating boiler and with the large cellar space opening to additional under-house storage.





TOTAL FLOOR AREA : 242.7 sq.m. (2613 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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