



- A BEAUTIFUL GEORGIAN TOWNHOUSE
- LOVELY RECEPTIONS AND STUDY/LIBRARY
- ATTRACTIVE KITCHEN AND UTILITY
- PRINCIPAL BEDROOM WITH LUXURY EN SUITE
- THREE FURTHER BEDROOMS
- BATHROOM AND SHOWER ROOM
- LARGE ENCLOSED GARDEN

Northumberland Place, Teignmouth, TQ14 8BZ

£600,000

A charming "Grade 2" listed Georgian town house set not much more than a stone's throw from the beach. Versatile accommodation with many features and estuary views. Lovely receptions, study, attractive kitchen, principal bedroom with dressing room and luxury en-suite, three further bedrooms and a lovely enclosed garden.

Property Description

LOCATION

"Keats House" is idyllically set, being not much more than a stone's throw from the waters edge at Teignmouth back beach, and a level walk from a fantastic range of town centre amenities, the railway station and promenade. 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

"Keats House" is a fantastic and historic Grade II Listed property dating from the early 1800's. The house is steeped in a rich sense of history and provenance, with the romantic poet Keats reputed to have resided here during 1818. Externally attractive, the property has stucco elevations and bay windows at the front set beneath a slate roof. The flexible and versatile accommodation is arranged over three levels and has a wealth of character and charm. At ground floor level there is a welcoming cross-passage style reception hall with tiled floor and with this space opening to the outside at the rear of the property, as well as having an elegant turning staircase





rising to the upper floors. Set at ground floor level there is a fantastic library/study, a dining room, a modern shower room, a lovely farmhouse style kitchen, and a useful utility space. If required the study could serve as a bedroom combining with the shower room to create an option of single-level living. There is a cloakroom/WC off the half landing and at first floor level there is the wonderful drawing room, providing primary reception space and along with some of the other rooms in the house this room enjoys good views towards the nearby estuary, Shaldon and beyond. There is an inter-connecting principal bedroom suite at first floor level with bedroom space, two dressing areas, one of which has a secondary staircase rising from the ground floor and an elegant five-piece en-suite bathroom with roll-top bath. Additionally there is another double bedroom at first floor level. On the second floor the accommodation is loosely arranged as an apartment, there is a large bedroom/lounge with exposed floorboards and kitchenette, a further double bedroom and a good-sized bathroom on this level too. The garden at "Keats House" is a true delight, being large, enclosed and sheltered, unusual for a property within the town centre. There is a gravel courtyard area with water feature and outside store and the main expanse of garden is laid to manicured lawn. There are a fantastic array of well-stocked raised flower and shrub beds, a feature pergola with vine and climbing rose and a large summerhouse.

From Northumberland Place a beautiful arched panel entrance portico is approached, with a panel front door having a fan light above opening to the...

RECEPTION HALL

A lovely welcoming cross-passage style space with ceramic floor tiles, with this space stretching from the front to the rear of the property and having an elegant period staircase rising to the first floor. Radiator. Under stairs store cupboard and a glazed door opens to the back garden. Feature panel and glazed doors to the downstairs rooms. High level meter cupboard.

LIBRARY/STUDY

A particularly attractive space with a front facing small-paned secondary double glazed bow window overlooking the street scene, extensive built in shelving, radiator, dado rail and two recessed cupboards.

DINING ROOM

Another beautiful room with period styling and a front facing secondary double glazed small-paned bow window having views along Queen Street towards the estuary. Ceramic floor tiles and two beautiful arched recesses with shelving and cupboards. Radiator.

GROUND FLOOR SHOWER ROOM

A light room with a high ceiling having a Velux window. Ceramic floor tiles and a three piece suite with full height tiled surrounds comprising a shower cubicle with electric shower, a pedestal wash hand basin with shaver light over and a WC. Radiator.

BREAKFAST ROOM

Another delightful room with a rear facing uPVC double glazed window with tiled window seat beneath overlooking the pretty rear garden. A panel door opens to a shelved cupboard/pantry. There is also a recessed fireplace with log burning stove, set on a slate hearth with display mantle over. Column-style radiator and ceramic floor tiles. Panel and latch door to....

LOBBY AREA

With coat hooks and a side facing double glazed window with this space opening to the....

KITCHEN

A charming galley-style space with farmhouse-styling having multiple cupboards and drawers set below and above extensive areas of Corian-style work surface with an under-mounted double bowl butler style sink with mixer set. Built-in display cabinets and spotlights. Integrated appliance include a four-ring Hotpoint induction hob with 'Neff' single oven beneath and filter over, a built in

'Siemens' dishwasher, space for a large upright fridge, a shelf for microwave and under unit and plinth LED lighting. A side-facing uPVC double glazed windows overlooks the lovely back garden and water feature. A uPVC double glazed back door opens to the back garden and double doors open to the turning second staircase. There is a contemporary-style radiator and, from the kitchen a sliding door opens to the...

UTILITY ROOM

With a rear facing uPVC double glazed window overlooking the lovely back garden and a side facing uPVC double glazed door with cat flap leading to the outside. A wall mounted Glow Worm combination boiler supplies central heating and there is space for a washing machine, a tumble dryer and freezer. Spotlights.

HALF LANDING

With a rear facing double glazed window overlooking the back garden and a panel door to....

WC

With opaque double glazed window, radiator and a WC with cistern-set wash hand basin and glass shelf over.

FIRST FLOOR LANDING

Elegant turning staircase to the second floor. Radiator. Panel doors to...

DRAWING ROOM

A particularly elegant room with a front-facing secondary double glazed small-paned window having good views through Queen Street taking in the estuary, Shaldon and the hills above and beyond. Feature fireplace with carved surround, raised hearth and inset electric fire, two shelved arched recesses. Radiator.

INTERCONNECTING PRINCIPAL BEDROOM SUITE

A characterful room with a high ceiling and a feature fireplace with cast iron inset and a uPVC double glazed window overlooking the back garden. Radiator. From the

bedroom space, a panel door with steps descends to a DRESSING AREA with dressing table-style shelf and access to loft space, a double glazed window and a built in linen cupboard with slatted shelving. From here there is an opening with the second turning staircase a second DRESSING ROOM space. This area has built-in cupboards/wardrobes with panel doors and a uPVC double glazed window overlooks the back garden.

EN-SUITE LUXURY BATHROOM

A stylish bathroom with a five-piece suite and ceramic floor tiles. The suite has full-height tiled surrounds and comprises a free-standing, claw feet roll-top bath, a pedestal wash hand basin, a curved shower cubicle with dual controls and large shower head, a bidet and a WC. Spotlights, extractor fan, uPVC opaque double glazed window, further uPVC double glazed window, radiator and a ladder-style radiator/towel rail.

SECOND FIRST FLOOR BEDROOM

Another attractive room with a high ceiling and a feature fireplace with cast iron inset and painted surround. Double radiator and a small-paned secondary double glazed sliding window overlooking the street scene.

SECOND FLOOR LANDING

With elegant balustrade above the stairwell and with the second floor currently being loosely arranged as an apartment.

SITTING ROOM/LARGE BEDROOM

With textured ceiling and a secondary double glazed small paned sliding window having fantastic views down Queen Street towards the estuary, Shaldon and the hills beyond, radiator, access to loft space, exposed painted floorboards. Within this space there is a free-standing kitchen unit with stainless steel surface having built in sink, mixer set, two ring ceramic hob, fridge and cupboard and there an area for a breakfast table.

SECOND FLOOR BEDROOM

Another attractive room with panel ceiling and a small paned secondary double glazed sliding window having some views across rooftops and the street scene.

SECOND FLOOR BATHROOM

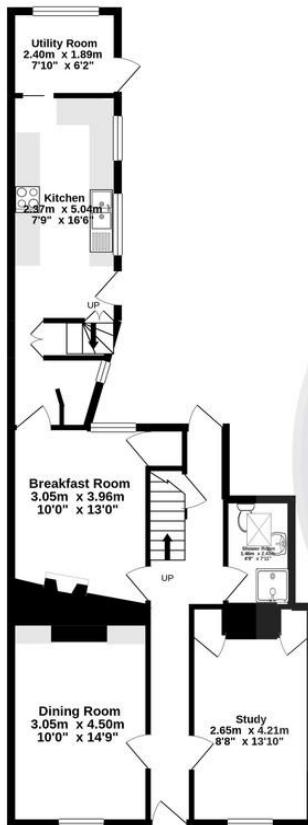
A good-sized room, partially set in the eaves space with a small paned window and a modern three piece suite comprising panel bath with mixer tap and tiled surround, a contemporary-style unit with area of surface, timberwork beneath, circular wash hand basin with mixer set and tiled surround and a WC. Ladder-style radiator/towel rail, further radiator and exposed beams.

OUTSIDE

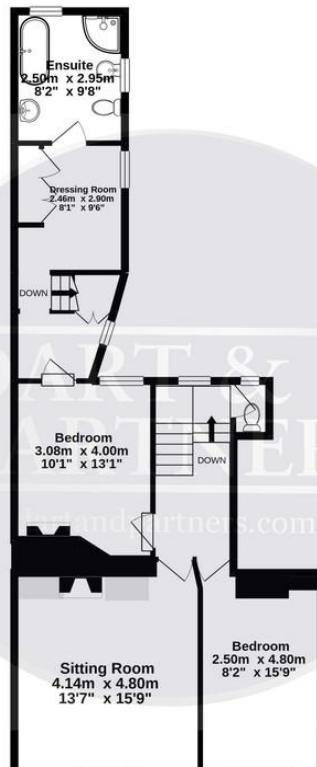
Outside to the rear of the property there is a truly delightful garden, being sheltered and enclosed and unusually large for a property within the town centre. The first section is laid as a courtyard-style garden, being gravelled and with a mature raised border, well-stocked with roses and various flowering plants and there is outside lighting. A panel door opens to a useful **EXTERNAL LOG STORE**. Also set within this part of the garden there is a raised pond/water feature with lilies, water plants, a paved surround and an ornamental fountain. Beyond this there is a beautiful garden, laid to manicured lawn with a gravel path beside. Within this area there is a feature timber pergola-type structure with vine and climbing rose, and there are two raised beds on either side of this area with a mature bay tree. There are a fantastic array of small trees, shrubs and flowering plants to included palms, yuccas, a camellia, roses and herbs etc. At the end of the garden there is a gate that gives access to a path leading to Brunswick Street. Additionally within the garden there are two raised paved areas, one of which provides a wonderful spot for alfresco dining, and the other adjoins the fantastic large timber **SUMMERHOUSE**. This provides a good spot to sit and contemplate the surroundings with a pitched timber roof and three sets of French windows and doors opening to the outside along with painted timber flooring, power points and a feature light fitment.



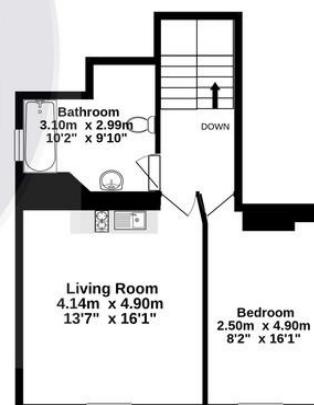
Ground Floor
72.9 sq.m. (785 sq.ft.) approx.



1st Floor
68.9 sq.m. (741 sq.ft.) approx.



2nd Floor
45.3 sq.m. (487 sq.ft.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(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		



TOTAL FLOOR AREA : 187.0 sq.m. (2013 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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