



- A BEAUTIFUL COTTAGE WITH AN ABUNDANCE OF PERIOD CHARM
- ENTRANCE VESTIBULE, DINING ROOM AND CLOAKROOM
- SITTING ROOM AND BESPOKE KITCHEN/BREAKFAST ROOM
- SNUG WITH MEZZANINE FLOOR
- THREE BEDROOMS AND BATHROOM
- NUMEROUS CHARACTER FEATURES
- PRETTY COUNTRY COTTAGE STYLE GARDENS AND TERRACES
- ATTACHED GARAGE, POTTING SHED AND SUMMER HOUSE
- LOVELY COUNTRYSIDE VIEWS

## Stokeinteignhead, Newton Abbot, TQ12 4QS Guide Price £500,000

A stunning period residence with quintessential external aesthetics and beautiful living areas having numerous period features. Cloakroom, sitting room, dining room, snug/mezzanine, kitchen/breakfast room, three bedrooms, bathroom, conservatory and attached garage. Large landscaped gardens and terraces. Lovely countryside views.



## Property Description

### LOCATION

Tappers is beautifully set on the fringes of the popular and picturesque near coastal village of Stokeinteignhead. There are bridle paths and footpaths nearby giving good opportunities for country walks etc. Stokeinteignhead is a popular and picturesque village characterised by a number of pretty cottages also set in a lovely valley. The village lies around 1.5-miles west of the Teign Estuary, the village of Shaldon and the appealing village of Maidencombe with a sandy beach and access to the wonderful South West coast path. Stokeinteignhead has a 14th Century Church and amenities include a well-regarded Primary School, a village stores, the popular Church House Inn, a community shop and a modern village hall. The resort of Torquay lies around 6-miles to the south with it's yachting marina, hospitals, the renowned Grammar Schools, promenades, grand hotels and wide range of facilities. There is a mainline rail link to London Paddington around 3-miles away at Teignmouth and the Cathedral City and County town and County Town of Exeter with its international airport, Red Brick University, fine dining and shopping at the Princesshay Centre is just over 20-miles away via the A380.



### DESCRIPTION

Tappers is a particularly lovely and quintessential period cottage set in an idyllic position and having a rich sense of history and provenance. The cottage has classic external aesthetics with rendered and stone elevations being set beneath a Devon thatch with brow windows to the front. The accommodation is rich in character and charm. There is an entrance vestibule with a feature timber screen, a spacious dining room and the sitting room has an Inglenook-style fireplace. The kitchen/breakfast room is another beautiful room with



rustic country cottage styling and bespoke units. Set above the kitchen/breakfast room there is a fabulous snug with high vaulted ceiling, a mezzanine floor and an exposed truss. Additionally there is a cloakroom/WC at ground floor level. There are three good sized bedrooms, a bathroom and numerous features to include character beams, small paned windows, moulded plasterwork in the principal bedroom and window seats etc. The outside spaces are a particular delight, with the large landscaped gardens at Tappers having a fantastic country cottage charm and being landscaped and set out on various levels with lawns, terraces, a courtyard and various areas of well stocked floral bedding. Outbuildings include an attached timber garage, a potting shed and a fantastic summer house set within the higher grounds. The gardens provide a beautiful spot to contemplate the wonderful rolling countryside on the fringes of the village.

To the front of the property steps with beautifully stocked front gardens on either side rise to the stable-style, part glazed leaded light entrance door which opens to the...

#### **ENTRANCE VESTIBULE**

A fantastic space with A feature plank and muntin screen and period-style wall light. This space opens to the....

#### **DINING ROOM**

A beautiful room with A beamed ceiling and a front facing multi-paned timber framed window with window seat overlooks the approach lane. There is ample space for a large dining table and chairs, a feature recessed open display cabinet with shelving and a rear facing multi-paned window with timber sill overlooks the rear courtyard area. There is a column style radiator and a panel door opens to the....

### SITTING ROOM

A particularly lovely space, also with a beamed ceiling. A front facing multi-paned window overlooks the approach lane and countryside beyond and there is an Inglenook-style fireplace with feature beam and display mantle over and a raised tiled hearth upon which there is a gas stove with stone and plaster-work surround. There is a feature bread oven within the fireplace and a panel door opens to turning stairs with a small window above rising to the upper floor at the front of the cottage. Column style radiator.

### REAR LOBBY

With a part glazed panelled stable door opening to the courtyard at the rear and a further panel door opens to a....

CLOAKROOM/WC with a tiled floor with drain, a wall mounted radiator, a WC, a wall mounted wash hand basin and a shower attachment.

### KITCHEN/BREAKFAST ROOM

Another charming space with exposed floorboards and a bespoke timber kitchen with feature cabinetry-work, extensive areas of timber work surface and an under-mounted, butler-style sink with mixer set over. There is display shelving and a window overlooks the courtyard. There is a high level shelved cupboard, space and point for a gas cooker and under surface space for a fridge. Column style radiator and ceiling beams. A cupboard houses the electricity trip switches and gas meter, there is a further side facing window, space for a breakfast table and chairs and spotlights. From the kitchen/breakfast room, open tread stairs rise to a....

### FURTHER LOBBY AREA

With stairs to an upper landing level and doors to....

### SNUG

A particularly notable room with a high vaulted ceiling and a timber mezzanine level accessed via a wall mounted timber ladder with a feature balustrade and a high set window. There is also an exposed cruck framed truss and a high level storage area. Within the room space itself there is a feature Inglenook style stone fireplace with a raised stone hearth and a grate for an open fire with canopy over and heavy beam. Two timber framed leaded light windows overlook the rear garden and a side facing leaded light window also overlooks the garden having a display shelf beneath. Contemporary style radiator.

### CONSERVATORY

Set at the side of the property, being part timber framed with multiple windows overlooking the gardens and a part opaque glazed door opens to a side path. Floor mounted boiler supplying gas fired central heating.

### SMALL REAR LANDING

With an airing cupboard housing the hot water cylinder and having slatted shelving. Doors to.....

### BEDROOM 3

Set at the rear of the cottage with a side facing window overlooking the garden and a built-in recessed cupboard/wardrobe with drawers beneath and there is a feature column-style radiator. There is also a large area of timber surface with an inset wash hand basin and cupboards beneath.

### BATHROOM

With a leaded light window, exposed floorboards and a three piece suite comprising a panelled bath with mixer set and shower attachment, a WC and a pedestal wash hand basin with panelling, shelf and spotlight above. Small radiator and exposed floorboards.

Approached from the aforementioned turning staircase in the living room, there is a small landing area with doors to....

### BEDROOM ONE

A lovely dual aspect room with a front facing, small paned leaded light, mullion-style window with period moulded plasterwork above and a window seat beneath. Further side facing window and a recessed dressing area with a column-style radiator and an area of timber surface with an inset wash hand basin with cupboard beneath and cupboard/wardrobe beside.

### BEDROOM TWO

An attractive room with exposed beams, a high ceiling, a recess with shelving and a beautiful small paned leaded light window with window seat beneath. Spotlights and there is a corner set vanity unit with inset wash hand basin, timber surface and cupboard beneath. Column style radiator.

### OUTSIDE

To the front of the property there are pretty, cottage-style gardens to either side of the entrance steps stocked with an array of shrubs and flowering plants. Beside this there is a small area of hardstanding from where double timber doors are approached, opening to the GARAGE which has stone and block walls, a sloping timber ceiling as well as having power and light. The garage is of a good size and has a rear latched door opening to the path at the side of the property. To the rear of the cottage there are delightful and expansive country cottage style gardens. Immediately behind there is a large terrace laid to hardstanding, being an idyllic spot to contemplate the surroundings. Set below the terrace there is a courtyard area, being cobbled and laid to paving and brickwork, being a good sheltered spot with outside lighting. Steps and pathways retained by attractive stone walling rise to the upper

gardens, which are a particular delight being laid to landscaped levels of lawn and various areas of well stocked bedding. There is a small ornamental garden pond and a potting shed with a gravel seating area in front. Approached from the upper grounds there is a timber summer house with power and light and windows enjoying fabulous country views and with the summerhouse having double, part glazed entrance doors and a decked entrance verandah. Set at the top of the garden there is another terrace laid to stone paving and brickwork, with a mature walnut tree and the gardens generally provide a good vantage point from which to enjoy good views over the surrounding rolling countryside.

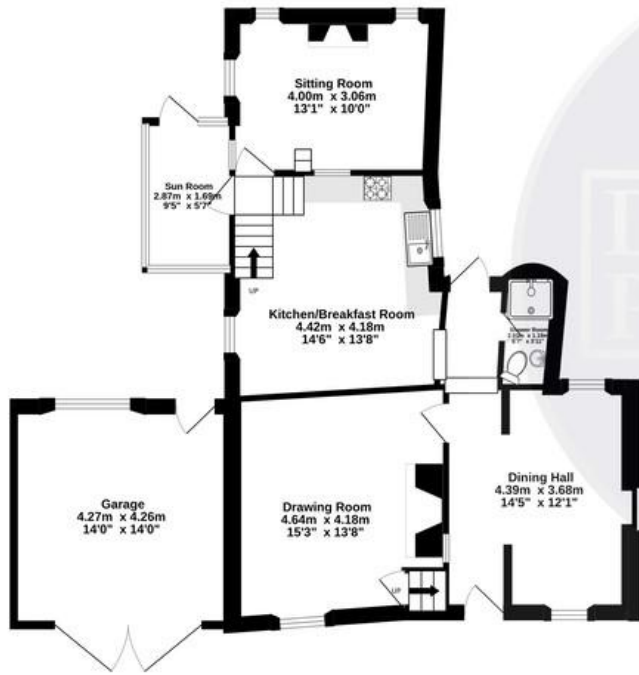
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band E

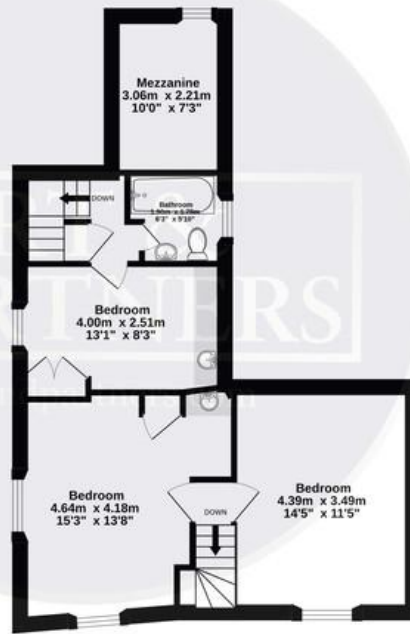
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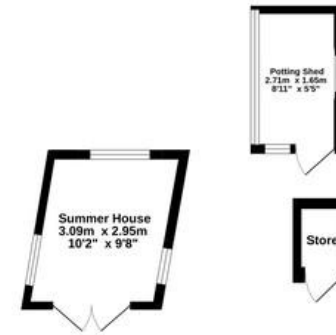
Ground Floor  
88.5 sq.m. (953 sq.ft.) approx.



1st Floor  
57.5 sq.m. (619 sq.ft.) approx.



Summer House  
13.5 sq.m. (145 sq.ft.) approx.



**TOTAL FLOOR AREA : 159.5 sq.m. (1717 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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Teignmouth, 12 The Triangle,  
Teignmouth, Devon, TQ14 8AT

[www.dartandpartners.com](http://www.dartandpartners.com)  
01626 772507  
[property@dartandpartners.com](mailto:property@dartandpartners.com)

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