

12 Summerland Avenue

Dawlish, Devon EX7 9LR



£449,995

Viewing Arrangements: By Appointment on ☎ 01626 245051
Text or WhatsApp 07486 653605

This is a very rare opportunity to purchase a fantastic home, with wide sweeping views over the town, briefly comprised of a living room with an open fire, dining room, kitchen, and a ground floor bedroom and bathroom. Upstairs are 2 further bedrooms, one with an en-suite and plenty of storage in the eaves. Outside are established terraced gardens with lawns and mature shrubs.

The current owner, a railway engineer, has built a working 108ft 2-foot narrow gauge funicular railway which is used to take the strain out of bringing the shopping home and dealing with everything from taking building supplies to the garden, to taking the bins out each week and more in between. The story behind the railway has been widely reported across the world. This is one property you don't want to miss out on!

A virtual tour of the property online



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The home is situated on a very quiet cul-de-sac, set on the hills overlooking the coastal town of Dawlish. The garage, front gate and 108ft 2-foot narrow gauge funicular railway can all be accessed from street level. The property can be accessed via both driving and walking routes, approximately 10 minutes' walk from the town centre.

Moving through the front gate, steps lead past the first garden terrace, to the main terrace and front door. A glass balustrade enables the wide sweeping views of the town, sea and countryside to be maximised, even when sitting. This leads to the:

Entrance:

Double, UPVC French doors open to a vestibule, with hanging space, leading to the front door. This opens into the hallway.

Hallway:

From the hall, all main rooms on the ground floor are accessed.

Living Room:

The living room offers views over the main terrace and the views beyond. It also features a working fireplace.

Dining Room:

This large semi-open plan room opens onto a small patio area, accessed by double UPVC French doors. This patio also acts as one of the stations on the railway.

Kitchen:

The large kitchen is fitted with plenty of storage and has space for a large American-style fridge freezer. There is a connection for a large gas range cooker, a large extractor hood is installed above. A breakfast bar overlooks a window to the side of the house, a large window also overlooks the rear garden. Adjacent to the kitchen, a small utility room has plumbing for a washing machine and provides access through a UPVC door, to the garden.

Bathroom:

The ground floor family bathroom is fitted with a bath with an over-bath shower, a sink with storage under and a W/C. An obscure glazed window faces the rear garden.





Bedroom 1

Storage:

A large walk-in storage cupboard, which houses the wall-mounted boiler, is currently used as a small home office. This room has a window to the rear.

Bedroom 1:

Overlooking the front terrace, the large bay window affords you views over Dawlish. The room has space for bedroom furniture and space is maximised through the use of a sliding door.

Upstairs:

The staircase leads to a small landing area, which is lit by a Velux window.

Bedroom 2:

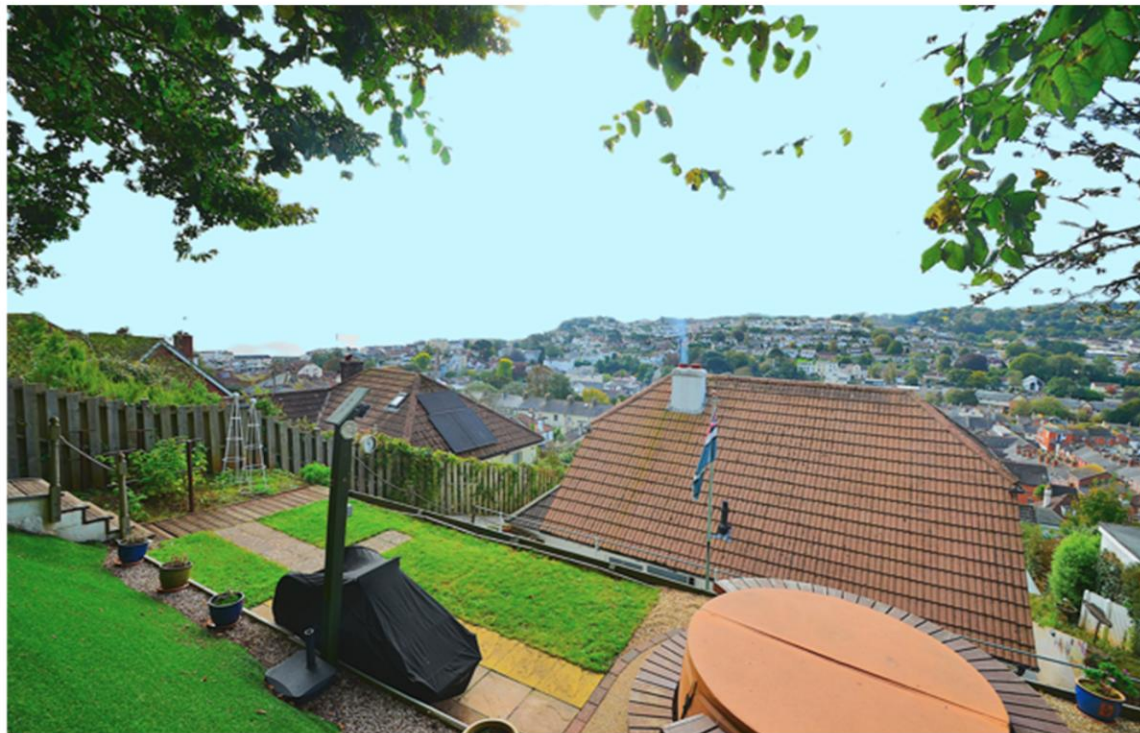
The second bedroom is also the largest and is fitted with a large walk-in wardrobe, with further eaves storage behind. An en-suite shower room enhances the room. The window looks out towards the sea.

Bedroom 3:

This double bedroom contains substantial storage and a wall of built-in wardrobes.



Bedroom 2



Outside:

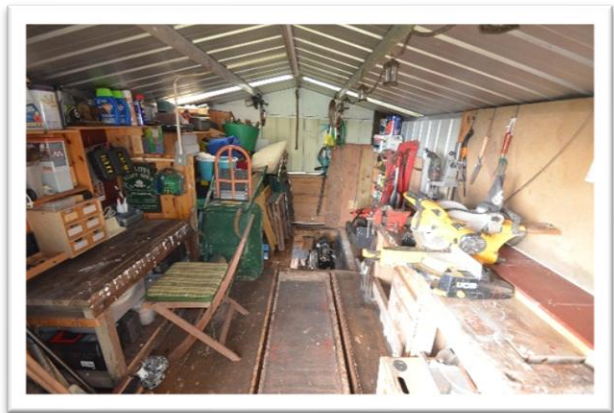
Several established terraces have been created, making the gardens attractive and purposeful: Lawns, gravel, astro-turf, patios and a range of planting create a range of social spaces. Each level of the property is accessible by the railway and is enhanced by a range of views.

**Solar Panels:**

The house has an array of solar panels installed, which generate approximately £2000 per year, which equates to the costs of the property's annual gas and electric bills.

Shed: 12' 6" x 9' (3.8m x 2.8m)

The large "Yard master" metal shed is situated on the highest terrace in the garden. Mains electric power is installed. A part removable floor has been built to access and maintain the funicular railway 240v electric winch. This has a 1.5 ton pulling capacity and is conveniently operated by a remote control.

**Garage:** 16' x 8' (4.9m x 2.45m)

The block built garage is fitted with electric power, with a remote control, electric door. The internal space comfortably enables a car to be parked inside and an electric car charging point is installed. Storage shelving is fitted to the rear wall.



DEVON MAN SPENDS 19 YEARS BUILDING WORKING RAILWAY IN HIS GARDEN

16 October, 2020

DevonLive



THE SIGNAL ENGINEER STARTED DIGGING AT HIS DAWLISH HOME IN 2002

A train buff has spent 19 years building a 90 yards home railway up a hillside at his Devon home so that his family won't have to move out when they are older and have mobility problems.

It's a labour of love that started in 2002. And now it's finally finished so that the family home looks like a classic 1950s railway halt, complete with memorabilia and vintage signs.

Engineer Allan Pyne, 56, has spent his life working on the railways - and for the last two decades he has also spent his time off digging with pick axe and shovel to create the narrow gauge, funicular railway, which pulls up to seven tonnes on a flatbed mineworking truck up and down the 1:4 incline beside his house. It uses a simple stop-go remote control

It cost £15,000 to build - mostly the cost of skips to take all the earth away. Allan has finished off the project with white picket fencing, GWR railway benches, and a jokey twist using the signs from appropriately named old stations.

At the bottom of the track there's Upway Junction and at the bungalow front door there's a sign for Burngullow station (once on the Cornish line). Higher up on the deck there's a Jacuzzi, with the Bath Spa sign at the stopping point.



"It's just one of those nutty English things that people love," said Allan. "It's finally all finished and it's working brilliantly - the shopping goes up and down. We are having building work done and all the heavy materials go up on it.

"I stand on the platform and cut all the hedges. It's perfect for that." Like many areas of hilly Devon, Allan's house is at the top of a perilously steep incline - giving it brilliant views out to sea at Dawlish.

He noticed that his neighbours often had to move out when they became too old to manage the steps. "We don't want to leave here ever - we love it here," Allan said, and so he turned to his engineering skills when he faced a problem at home.



The railway comes complete with tracks, carriage, and a huge winch in a wheelhouse at the top of the 90 yard incline which Allan dug out by hand.

Now Allan is looking forward to relaxing and living out the rest of his life in the family's seaview home. Allan said: "I'm a signal engineer not a civil engineer - but apart from the digging, it was a fairly simple job.

"We've lived here for 20 years and people tend to leave the street because they can't manage the steps to their homes because they're too steep.

"We've got a lovely spot with a view of the sea and it's too nice to sell up and move. "I wanted to come up with a solution so I started digging."

Allan shifted 150 tonnes of earth and rubble: "I dug out the garden so there was a gradual incline, so that I could lay a track.

"The track is now just under two feet wide (1ft 11.5ins) and there's a truck, like an old miners truck but without the bucket on top."

Allan, who volunteers for the Railway Children Charity, added: "It's finally finished and I'm really pleased with how it looks.

"I'm an engineer and did it all myself, but I'm not a civil engineer - I work on signals. "Over 30 years in the industry I have picked up lots of skills by watching my colleagues work, so I just gave it a go."

Living in Dawlish

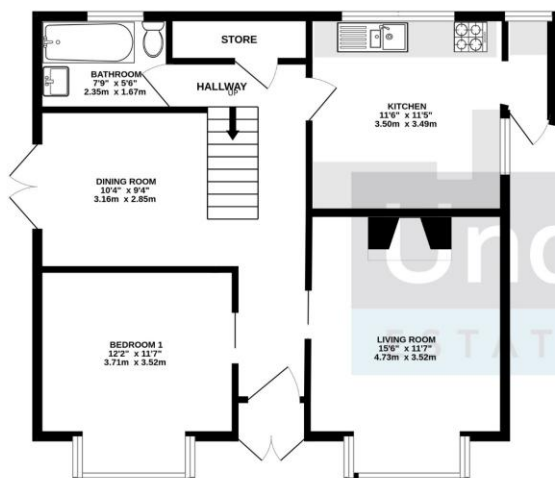
The property is a relatively short walk from the centre of town. Dawlish offers a wide range of amenities, including Coryton Cove beach, which is used widely by local families, and the long stretch of beach leading from Dawlish to Red Rock and onto Dawlish Warren. The town has many established social and interest groups for all ages, churches, a health centre, a library and several bars and cafés. The lawn, in the centre of town, is a focal point for community activities and events, including the established annual Dawlish carnival in August each year. The town has a good leisure centre with a pool and is well used by the community. Also, within easy reach, are two 18-hole golf courses, one in Teignmouth and the other in Dawlish Warren.



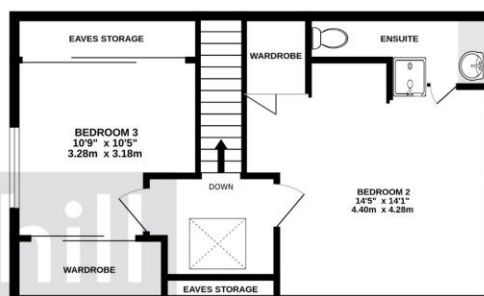
Two good primary schools and a good secondary school serve the town well. The Boys' and Girls' Grammar Schools in Torquay are within easy reach by train and bus. There is a choice of independent schools in the area, with Trinity School and Stover School within easy reach. Excellent Sixth Form provision is provided at Exeter College, which is near Exeter University, one of the Russell Group Universities. Both education campuses are conveniently situated near Exeter St Davids mainline station, which is a few stops along from Dawlish station. The mainline train station, also ten minutes' walk away, connects Dawlish to London Paddington, Birmingham and Edinburgh and provides easy access to Teignmouth, Plymouth, the Cathedral City of Exeter, and beyond. Furthermore, Exeter airport is a short drive away, making Dawlish a connected place to live with a great community feel.



GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) 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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For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. We have not sought to verify the legal title, or any planning permissions of the property and the buyers must obtain verification from their solicitor. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.



Bedroom 3



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