



- A BEAUTIFUL AND SUBSTANTIAL PERIOD PROPERTY
- FAMILY-SIZED ACCOMMODATION ARRANGED OVER THREE LEVELS
- SITTING ROOM, DINING ROOM, MODERN KITCHEN AND UTILITY
- FIVE BEDROOMS (ONE IN USE AS A STUDY)
- SOME LOVELY VIEWS TOWARDS THE CHURCH AND BEYOND
- BATHROOM WITH DRESSING AREA AND ROLL TOP BATH AND SEPARATE SHOWER ROOM
- LOVELY RAISED COUNTRY-COTTAGE STYLE GARDEN
- DRIVEWAY PARKING, GARAGE AND SUMMER HOUSE
- PERFECTLY SET BEING "TUCKED AWAY" BUT CLOSE TO THE HEART OF THIS PICTURESQUE VILLAGE

Church Lane, Stokeinteignhead, TQ12 4QG

Guide Price £500,000 - £550,000

An attractive and substantial period property, idyllically set in a "tucked away" position close to the heart of this popular and picturesque near-coastal village. Family-sized accommodation with two receptions, four/five bedrooms, modern kitchen, utility, bathroom, shower room, lovely garden, driveway and garage.



Property Description

LOCATION

Georgian Cottage occupies a particularly lovely position within the village, with a charming approach lane and the front aspect has appealing views towards the church and countryside beyond. 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 village is surrounded by a good network of green lanes and bridle paths, making for good hacking. 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

Georgian Cottage is a substantial end of terrace period property, being externally attractive with rendered elevations beneath a tiled roof with finial tiles on the ridge. The accommodation is expansive, being arranged over three levels. There is a charming open entrance canopy to the front of the property that leads to the entrance hall and there is a cloakroom/WC. The sitting room is a lovely space with Minster stone





fireplace and a bow window, with this room opening to the well-proportioned dining room, providing a good entertaining space. Leading off the dining room there is a charming farmhouse-style kitchen with modern units and oak block work surfaces and the kitchen opens to a useful utility area that in turn opens to a courtyard with under cover area at the rear. To the first floor the principal bedroom is a generously-proportioned room, there is a lovely period style bathroom with dressing area and roll top bath and a useful fifth bedroom/study. To the second floor there are three further double bedrooms and a shower room, making this a fabulous family sized-property, but also with the possibility of creating an informal apartment on the upper level. Another lovely feature of Georgian Cottage is the raised garden, which is set on the other side of the approach lane, being laid to a broad sweep of lawn and being the perfect spot to enjoy the wonderful village surroundings. Adjoining the garden, set at a lower level there is a driveway which provides ample parking and in turn leads to a single garage.

From the charming approach lane, an open entrance canopy is approached with coach-style lamp and a small attractive paved front garden beside. A timber effect uPVC opaque double glazed entrance door opens to the....

ENTRANCE HALL

An attractive and welcoming space with coat hooks, turning stairs rising to the first floor and a recess ideal for placement of furniture etc. A white wood grain effect door opens to a large walk-in store with shelving and light.

CLOAKROOM WC

With a modern two-piece suite with marble effect

panelling to the walls comprising a WC and a vanity unit with wash hand basin with mixer set with cupboard below and mirror above. Recess with shelving, extractor fan and stopcock.

From the entrance hall a white wood grain effect door opens to the...

SITTING ROOM

A particularly lovely room with a front facing multi-paned bow window with deep display sill and with the window overlooking the gardens and having views towards the church tower beyond. Karndean-style flooring, radiator with ornate cover, wall lights and a feature Minster stone fireplace with raised hearth and inset grate for open fire.

DINING ROOM

A n attractive room and a good entertaining space with spotlights, radiator with ornate cover, a front-facing uPVC double glazed door opening to the front garden, also having good views over the surrounding area towards the garden and the church tower. High set window, space ideal for placement of dresser and an attractive corner unit with display shelving and cupboard. From the dining room, a white wood grain effect door opens to the.....

KITCHEN/BREAKFAST ROOM

A good space with country cottage styling and a range of modern floor and wall mounted units with extensive areas of oak block work surface with an inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap. Multiple cupboards and drawers with cream coloured fronts, space for a five-ring burner Rangemaster stove with chimney style filter over, attractive tiled surrounds and under surface space and plumbing for a dishwasher with space for a washing machine beside. Attractive breakfast bar/display space

also being oak block with attractive tiled surrounds, cupboards and radiator beneath as well as further matching cupboards and cabinets above. Spotlights to ceiling, access to small loft space, pan hooks and side and rear facing uPVC double glazed windows, one of which has some views towards countryside on the higher parts of the village. Timber effect flooring. Concealed floor mounted gas boiler supplying domestic hot water and central heating. The kitchen extends to a useful **UTILITY AREA**, also with timber effect flooring and matching units with area of oak block work surface with matching cupboard beneath, space for a tumble dryer and space for a large fridge freezer. Multiple uPVC double glazed windows have good views across parts of this picturesque village and countryside on the fringes of the village. A uPVC double glazed door open to the courtyard at the rear.

FIRST FLOOR LANDING

Radiator, store cupboard, stairs to the second floor and white wood grain effect doors to the principal first floor rooms.

BEDROOM ONE

A spacious and appealing bedroom with a large uPVC double glazed window having some lovely views across the surrounding area, taking in the church and countryside to included rolling meadows and woodland on the fringes of the village. Radiator and two built-in wardrobes.

BEDROOM FIVE/STUDY

A versatile space, with a uPVC double glazed window also taking in good views across the garden towards the church. Radiator.

FAMILY BATHROOM

A large and appealing bathroom with a dressing area, having a large uPVC opaque double glazed window

with deep sill and cupboards below. The bathroom are is fitted with an attractive three piece suite with tiled surrounds, comprising a free-standing claw feet, roll-top bath with mixer set, a pedestal wash hand basin and a WC. Radiator and an opaque glazed panel giving borrowed light to the landing.

SECOND FLOOR LANDING

With spotlights, a Velux style window and white wood grain effect doors to the second floor rooms. Door to airing cupboard with slatted shelving and housing the hot water tank.

BEDROOM TWO

Another lovely dual aspect room with a front facing uPVC double glazed window having wonderful views across parts of the village, taking in the church, woodland and rolling countryside beyond. Double radiator, two built-in cupboards/wardrobes, display shelving, a side facing uPVC double glazed window and spotlights.

BEDROOM THREE

A dual aspect room with a Velux style window taking in views towards countryside on the hills above the village. A side facing uPVC double glazed window also has good views across the village and rolling meadows. Radiator, spotlights and access to the loft space.

BEDROOM FOUR

Another good sized bedroom, with a uPVC double glazed window having good views towards the church and countryside beyond and two built in cupboards/wardrobes. Radiator.

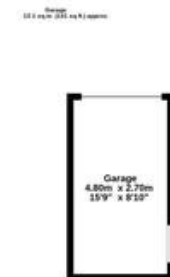
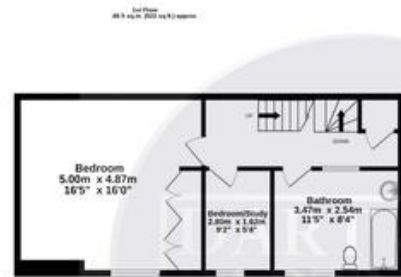
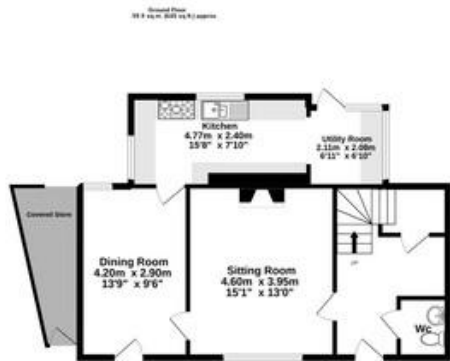
SHOWER ROOM

Velux style window, modern three piece suite comprising a tiled shower cubicle with electric shower, pedestal wash hand basin with tiled surround and mirror over, WC.

OUTSIDE

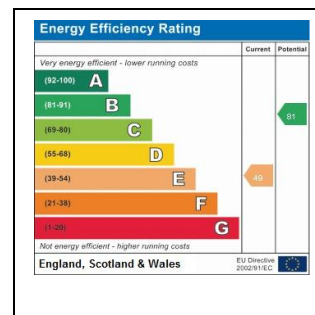
Adjoining the open entrance canopy there is a small front garden area, ideal for displaying pots etc. To the rear of the property there is a small courtyard-style garden, extending to a side area with raised bedding, a display ledge and steps that rise up to an under cover side area with gated access to the front. The courtyard is primarily enclosed by fencing and walling and provides a pleasant sheltered spot. On the other side of the approach lane, Georgian Cottage has a wonderful mature raised garden and, beside this there is a driveway providing good **PARKING** for two to three vehicles, with mature raised bedding beside, well stocked with a lovely array of shrubs and flowering plants. The driveway in turn leads to a **SINGLE GARAGE**, with a metal "up and over" door. From the lane, steps with mature gardens with rockery and stone work either side rise to an arch that leads into the main expanse of the garden. The garden is particularly lovely, with a broad sweep of lawn and an approximately southerly aspect to the side, affording a good degree of sunshine. There is a paved area and mature areas of bedding stocked with roses, a rhododendron, shrubs and flowering plants etc, and the garden is primarily enclosed by fencing and hedging. The garden provides another good spot to sit and contemplate the idyllic and peaceful village surroundings. There is also a summer house with glazed double entrance doors and windows and a small garden pond and rose arch which opens to the driveway.





TOTAL FLOOR AREA : 187.5 sq.m. (2019 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
01626 772507
property@dartandpartners.com

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