



- FOR SALE BY PUBLIC AUCTION ON THURSDAY 2ND MAY 2024
- AUCTION GUIDE PRICE £300,000 - £325,000
- SOUTH FACING, SUBSTANTIAL GEORGIAN RESIDENCE
- DELIGHTFUL VIEWS INTO THE NEARBY RIVER TEIGN ESTUARY
- IN NEED OF SOME REFURBISHMENT/MODERNISATION
- LOUNGE, SITTING ROOM, BOOT ROOM
- KITCHEN, BREAKFAST ROOM, UTILITY
- BATHROOM, WC, TWO SHOWER ROOMS
- TERRACE, ENCLOSED REAR GARDEN AND PARKING
- https://www.networkauctions.co.uk/property/?lot_id=238995

Landscore Road, Teignmouth, TQ14 9JJ Guide £300,000 - £325,000

A fine and substantial Georgian residence. The property is set back off Landscore Road at the end of a short sweeping driveway. South facing with delightful views into the nearby river Teign estuary, Shaldon bridge and open countryside beyond with an abundance of character. In need of some refurbishment/modernisation. Gwinear Lodge is conveniently located with easy access to Teignmouth and Shaldon, seafront and beaches, and just a short walk from Teignmouth's mainline railway station and all amenities.



Property Description

uPVC double glazed entrance door into...

PORCH

Georgian style covered entrance porch with uPVC double glazed windows overlooking the driveway and with views into the nearby river Teign estuary, Shaldon and rolling hills beyond. Obscure glazed door through to...

RECEPTION HALLWAY

A spacious reception hallway with original cast iron fireplace set into a marble surround, uPVC double glazed window overlooking the side garden and drive, central staircase to the first floor with attractive balustrading, radiator, ornate coving, picture rail, ceiling rose. Doors to...

LOUNGE

With full length uPVC double glazed windows and doors, south facing and overlooking the gardens and giving access onto the covered portico. Cast iron fire with inset tiling and attractive marble surround, radiator, uPVC double glazed window to side aspect, feature ceiling cornice. Double doors through to...

SITTING ROOM

Fireplace with tiled hearth and marble surround, uPVC double glazed window and door with pleasant views over the grounds, south facing, down to the river Teign and towards Shaldon bridge. Access onto the portico area, original shutters. Interconnecting door to the hallway.

INNER HALLWAY

Doors through to...

BOOT ROOM

Tiled flooring, power and water supply. uPVC double glazed window and door giving access to the rear.

BREAKFAST ROOM

With windows through to the boot room and kitchen, radiator, range of fitted cupboards. Doors through to...

UTILITY/CLOAKROOM

Single drainer stainless steel sink unit with mixer tap over, tiled splash backs, low level WC, fitted shelving, uPVC double glazed window to the front aspect.

KITCHEN

Range of cupboard and drawer base units under work tops, double drainer stainless steel sink unit with mixer tap, uPVC double glazed window to side aspect, further high level window to rear, wall mounted gas boiler providing the domestic hot water supply and gas central heating throughout the property, radiator, recessed fireplace, door to larder, double doors to airing cupboard with factory lagged hot water cylinder and slatted shelving, further





storage cupboards.

CELLAR

Steps lead down to the cellar which is a spacious area divided into two rooms. Radiator, power and lighting.

From the entrance hallway, stairs rising to the...

HALF LANDING

uPVC obscure double glazed window, radiator. Doors to...

UPPER HALLWAY

Doors to...

WC

WC, obscure glazed window.

FAMILY BATHROOM

Panelled bath with mixer tap and shower attachment over, WC, bidet, pedestal wash hand basin, radiator, shaver socket, uPVC obscure double glazed window, part tiled walls.

uPVC obscure double glazed door giving access to the rear with staircase down to the gardens.

BEDROOM

Dual aspect with windows to the side aspects, superb views to the river Teign estuary, radiator, wash hand basin.

Stairs rising to the...

MAIN LANDING

Hatch and access to left space. Doors to...

ROOM ONE

uPVC double glazed window, south facing, with spectacular views to Shaldon and open countryside beyond and over the nearby river Teign estuary. Radiator. Door through to...

ROOM TWO

(With interconnecting door through to main landing). Radiator, uPVC double glazed window to side aspect.

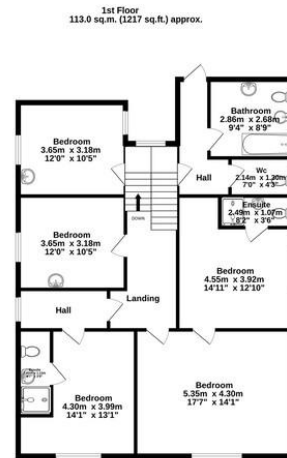
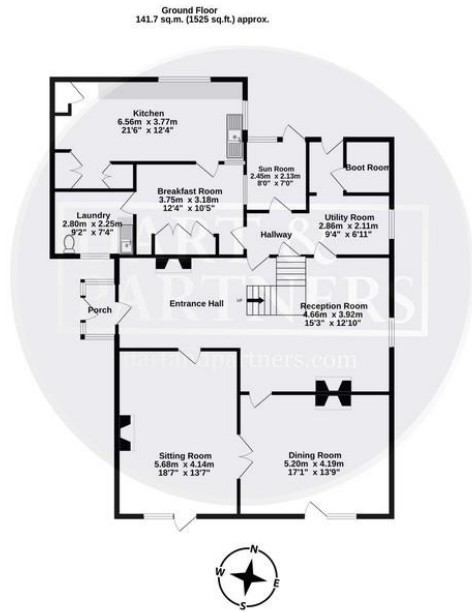
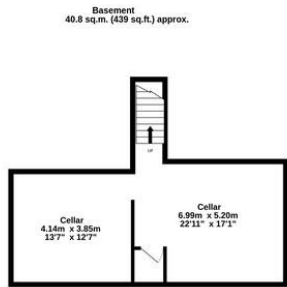
SHOWER ROOM

WC, wash hand basin, tiled shower cubicle, fitted shower, fitted extractor.

ROOM THREE

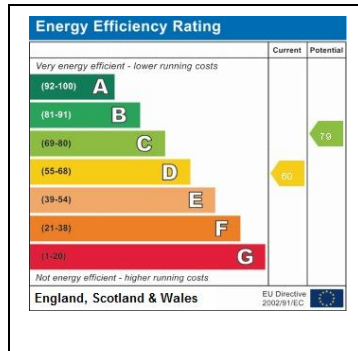
uPVC double glazed window to side aspect enjoying the river and rural views, radiator, wash hand basin.





TOTAL FLOOR AREA : 295.5 sq.m. (3181 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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BOX ROOM

uPVC double glazed window to side aspect enjoying the river views.

ROOM FOUR

(With interconnecting door to main landing). Radiator, uPVC double glazed window enjoying the delightful south facing views into the river Teign estuary taking in Shaldon, the Ness, Ringmore and open farmland beyond.

SHOWER ROOM

WC, wash hand basin, tiled shower cubicle, fitted shower, fitted extractor.

Accessed via the rear of the property, door to...

SHOWER ROOM

Wash hand basin, WC, shower, radiator.

UTILITY ROOM

uPVC double glazed window to side aspect.

MAIN ROOM

uPVC double glazed window to side, tiled fireplace with wooden surround, radiator. Interconnecting door through to main residence.

OUTSIDE

The property is approached over a sweeping driveway with raised retained flower beds onto a generous area of hard standing providing extensive OFF ROAD PARKING. There is a south facing terrace to the whole of the front elevation enjoying the river and rural views. Steps to the side of the property leading to the rear. The driveway extends to the main entrance. To the rear of the property is a courtyard with steps up to a raised rear enclosed garden with greenhouse, flower beds, seating area and brick built external WC/store.

MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band D



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