



- AN ELEGANT DETACHED GEORGIAN RESIDENCE
- THREE LARGE RECEPTION ROOMS AND KITCHEN/BREAKFAST ROOM
- STUDY, CLOAKROOM/WC, GARDEN ROOM AND UTILITY/BOOT ROOM
- FIVE BEDROOMS (4 PIECE EN SUITE TO BEDROOM 1, SHOWER & BASIN IN BEDROOM 2)
- FAMILY BATHROOM AND SEPARATE WC
- DRIVEWAY AND WONDERFUL MATURE GARDENS
- GOOD ESTUARY VIEWS, WORKSHOP AND PHOTOVOLTAIC PANELS

Cockhaven Road, Bishopsteignton, TQ14 9RF £1,100,000

An elegant "Grade II" Listed Georgian residence with approaching 3000 square feet of stylish accommodation and good views towards the estuary and beyond. Three spacious receptions, kitchen/breakfast room with Aga, garden room, study and cloakroom/WC. Five bedrooms (4 piece en-suite to bedroom 1 and shower to bedroom 2,) family bathroom, beautiful mature gardens and ample driveway parking. Photovoltaic panels and large external workshop.



Property Description

DESCRIPTION

Cockhaven House is an elegant detached Georgian residence, dating from the early 1800's. Externally attractive, the property has classic external aesthetics with rendered elevations set beneath tiled roofs, there is an open entrance porch and double bay windows at ground floor level. There is a welcoming reception hall with stylish reception rooms sitting either side with bay windows and feature fireplaces. The kitchen/breakfast room is a particularly lovely space with bespoke units and Agas, with this space opening to both the outside and a garden room, a lovely light space providing an informal reception/entertaining space. Leading off the kitchen, a pantry/preparation kitchen opens to a useful utility/boot room and the elegant dining room, a good entertaining space set at the rear of the property. Also at ground floor level there is a further inner lobby, a cloakroom/WC and a large study providing a good home working space. At first floor level there are five bedrooms with the first floor rooms at the front of the house having wonderful views towards the Teign Estuary and the rolling countryside beyond. The principal bedroom suite has a four piece en-suite bathroom, there is a stylish family bathroom, a separate WC and the second bedroom has a shower cubicle and wash hand basin within the room. Outside, there are beautiful mature gardens with sweeping lawns, meandering pathways and a resin laid driveway provides ample parking. There are various appealing seating areas, a large recently installed timber workshop, a small orchard area and courtyard areas. Additionally there are photovoltaic panels giving Cockhaven House some good eco credentials for a period property.

SITUATION

Cockhaven House sits in an enviable south-facing position within the heart of the village. Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a post office/store, a chemist, a garden centre, a church, a village hall, two public houses, a vineyard and the Cockhaven Arms. Additionally there is a well-regarded primary school. The seaside town of Teignmouth is around 2 miles away, with its promenade having a classic Georgian crescent, a sandy beach and a wide range of shops and amenities to include, a mainline railway station, a secondary school, Trinity School offering private education and many cafes and restaurants etc. The estuary offers





good boating opportunities and Teignmouth golf course is only 2- miles aw ay. Good accessibility is enjoyed to the A380, making for a fast commute to the cathedral city and county town of Exeter with its International Airport and University.

From the paved entrance terrace, an open entrance porch is approached with a quarry tiled floor. The panel and part glazed entrance door opens to the....

RECEPTION HALL

A beautiful and welcoming space with a high ceiling, with the high ceilings extending through much of the ground floor. Dado rail, radiator and feature panel and glazed doors open to the principal rooms. An elegant staircase rises to the upper floor with large understairs area and a cupboard houses the electricity trip switches.



SITTING ROOM

The sitting room is a particularly appealing space with period styling. There is a cornice and central rose to the ceiling and a front facing, walk-in, sliding sash, multi-paned bay window with shutters overlooks the front garden and also has views towards rolling countryside. Two radiators and there is a feature fireplace with a carved timber surround and mantle over, a raised tiled hearth and an inset cast iron grate for an open fire with ornate scrolls to either side.

DRAWING ROOM

Another particularly lovely space, currently in use as a music room with a walk-in sliding sash bay window with shutters and a large window seat enjoying good views similar to those described in the sitting room. There are two recesses to either side of the chimney breast with cupboards and display shelves and there is a feature fireplace with a carved timber surround, a mantle over, a raised tiled hearth and a large cast iron grate for an open fire. Two radiators, cornice to ceiling, central rose and spotlights.



KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room is a wonderful space providing a good "hub" for the house. The kitchen area has been recently re-fitted with a high quality range of bespoke units with areas of light coloured granite work surface with matching surrounds. Additionally, there is a beautiful timber block unit with an inset double bowl enamel sink unit, a Quooker hot water tap and cupboards and drawers beneath. There is also a built in display

cabinet and an integrated Neff dishwasher. There is a feature powder green, gas fired Aga with hob and additional companion electric AGA, coloured tiled surrounds and recessed shelves behind. Picture rail height display shelving, ample space for a large dining table and chairs with feature light fitting above and a recess for fridge with window and cupboard above.

PANTRY/PREPARATION KITCHEN AREA

Also with a high quality range of units matching those described in the kitchen and an area of granite surface. There are full height cupboards, one of which serves as a larder cupboard with an integrated Bosch microwave above, full height integrated Neff freezer.

From the lobby, a door opens to the....

UTILITY/BOOT ROOM

A good practical space with quarry tiles to the floor, multiple multi-paned windows, glazed ceiling panels and an area of tiled work surface with a single drainer, double bowl stainless steel sink unit. There is under-surface space for a washing machine and a tumble dryer, as well as a cupboard. The utility room has a panel and part glazed door leading to the courtyard area at the rear of the property.

DINING ROOM

Another elegant reception room being dual aspect with a multi-paned side facing window and a further window overlooking the rear aspect. Engineered timber flooring and a radiator with an ornate cover.

GARDEN ROOM

A good versatile space being spacious and light with a high vaulted ceiling having two inset large Velux style windows and a side facing multi-paned window overlooks the garden. Glazed French doors lead out onto the garden, giving a good sense of inside/outside living. Radiator, ceramic floor tiles and a further window looks through the aforementioned utility/boot room. High set wall lights.

From the reception hall, an opening leads to an....

INNER LOBBY

With feature Travertine style floor tiles and double panel doors open to a large cloaks cupboard with hanging rail, shelf and a small radiator. Glazed doors to....

STUDY

A lovely home-working space with engineered bamboo flooring, a part vaulted ceiling with two Velux style skylights with fitted blinds and multi-paned windows with some outlook over the surrounding area. Ample space for desks and office furniture, multiple spotlights and radiator.

CLOAKROOM

Another beautiful space with Travertine style floor tiles and an area of polished granite surface with Travertine tiled surrounds, a mirror above and an under-mounted metal bowl with mixer set over. WC with panelled surrounds, radiator, towel rail above.

MEZZANINE LANDING

With a glazed and panel door having a window above, opening to....

BEDROOM 5

A dual aspect room with a front facing multi-paned window having good views over the surrounding area towards the Teign Estuary, a local landmark known as Arch Brook and the rolling countryside beyond. Feature polished engineered timber flooring and a rear facing multi-paned window with feature shutters overlooks the rear courtyard and also has views towards the hills above the village and Humber Down woods. Radiator.

PRINCIPAL LANDING

The spacious landing has a dado rail, high level display shelving and a lobby area with hinged access to the loft space. A panel door opens to the airing cupboard which also houses the Worcester gas fired central heating boiler.

PRINCIPAL BEDROOM SUITE

BEDROOM SPACE A stylish dual aspect room with a front facing multi-paned sliding sash window having some wonderful views over the surrounding area, taking in a broad sweep of the Teign Estuary, Arch Brook and the rolling meadows above Combeinteignhead and Ringmore. A side facing multi-paned sliding sash window overlooks the side garden and countryside on the fringes of the village. Double radiator, recessed wardrobe with hanging rail and there is a feature fireplace with a painted timber surround and cast iron inset. Feature period style wall lights and an opening leads to the.....

DRESSING ROOM with a side facing multi-paned window also with some good views as described beyond. Radiator and a range

of built in cupboards and wardrobes, one of which has mirrored doors. Picture rail and small radiator.

EN-SUITE BATHROOM with a front facing multi-paned sliding sash window with good estuary views as described. The en-suite bathroom has a four piece suite comprising a shower cubicle with panelling, feature tiling, an extractor fan and a shower with dual controls. There is a panel bath with mixer set and a pedestal wash hand basin with shelf, mirror, wall lights above and shaver light beside. WC. Dado height panelling to walls, feature display shelving, ladder style radiator/towel rail and a built in cupboard/wardrobe.

BEDROOM 2

Another appealing room with a rear facing sliding sash window with shutters, having good views towards the higher parts of the village taking in the vineyard, rolling meadows and Humber Down woods. Double radiator, built in cupboard/wardrobe, picture rail and there is a unit with an inset Heritage wash hand basin with tiled surround, panelling and towel rail below as well as a shelf, mirror and light above. Additionally within this room there is a recessed shower cubicle with a wall mounted electric shower and extractor fan.

BEDROOM 3

Another appealing room with front facing sliding sash window having wonderful views towards the estuary and beyond as described. Radiator, further hinged access to the loft space and painted floorboards.

BEDROOM 4

With a rear facing multi-paned sliding sash window with shutters overlooking the higher parts of the village and countryside beyond. Double radiator and picture rail.

FAMILY BATHROOM

A stylish space with a deep panel bath having coloured tiled surrounds, an attached folding shower screen and a luxury multi-jet shower unit above. There is a feature Heritage wash hand basin set on a frame with a mosaic style tiled surround and a recess with a WC and a cupboard above. A multi-paned window has some outlook over the surrounding area towards Dartmoor in the distance, timber effect flooring, feature heated towel rail and spotlights.

SEPARATE WC

Having a WC with wall mounted cistern and a recess with a wash hand basin, a mosaic tiled surround, shelf above and cupboard beneath. Opaque glazed window.

OUTSIDE

Outside to the front of the property, approached from Cockhaven Road there are timber entrance gates set on stone walls and trees to either side of the entrance way. These open to the resin laid driveway which provides ample parking. There is a beautiful raised two tier bed retained by feature stone walling and being stocked with a good array of shrubs and specimen plants. Set on the other side of the driveway there is a further area of well stocked bedding and a sweeping lawn, with this area being partially enclosed by high level Beech hedging and stone walling. From the driveway, stone paved steps with feature walling and bedding beside rise to a paved pathway. There is a period style external lamp post and the pathway has beautiful shaped lawns to either side with various inset specimen shrubs and trees to include a Magnolia. There are feature lawn edgings, a well stocked area of bedding, a gravel area and a small beach hut style timber building with decking beside. Further steps rise to the paved entrance verandah. Also approached from the driveway, a meandering resin pathway rises through the lawns to the mature side garden where there is a shaped lawn, a specimen Pine tree and a raised seating area laid to gravel and retained by stone walling. There is a seating area which interacts well with the garden room and the kitchen/breakfast room to create an excellent outdoor entertaining area with a garden WC beside. A higher side garden is also laid to lawn and in turn opens to the back garden, which is partially separated by a character stone wall. The back garden is also laid to a sweeping lawn with various inset fruit trees. There is a summerhouse and a further raised area of bedding. Set immediately behind the property there is a good sized timber workshop, a versatile space with glazed doors, windows, power and light. Recently built paved steps descend to a resin laid courtyard immediately behind the property, where there is a rainwater collection conduit. This area extends to a courtyard area at the side of the property where there is a mature Bay and a Fig tree, timber store sheds, external power points and a cabinet housing the inverter for the photovoltaic panels.

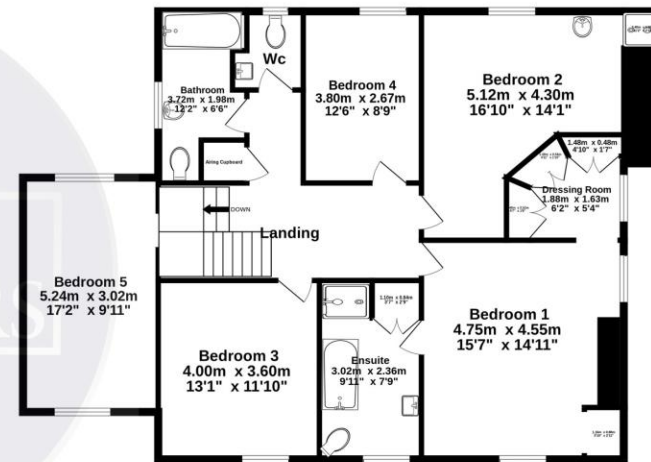
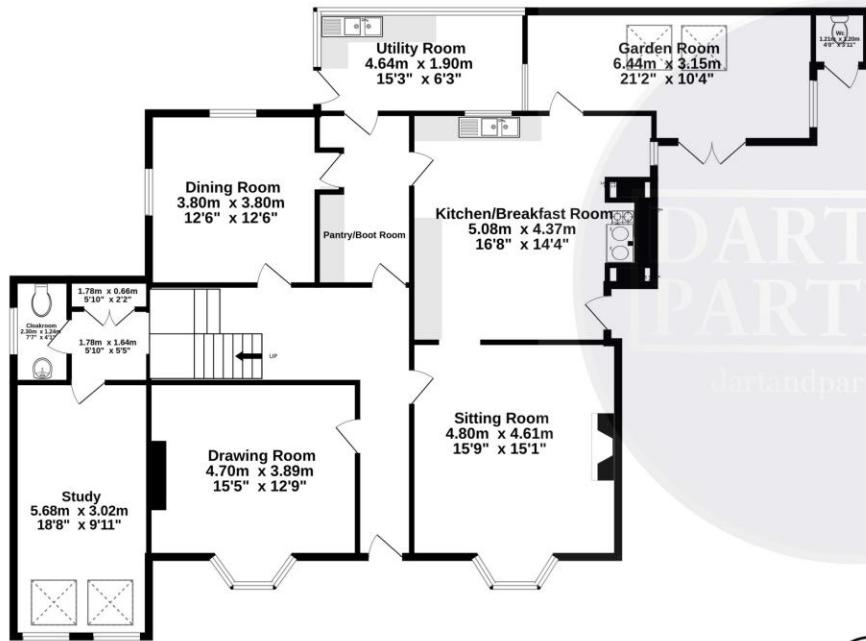
MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band G



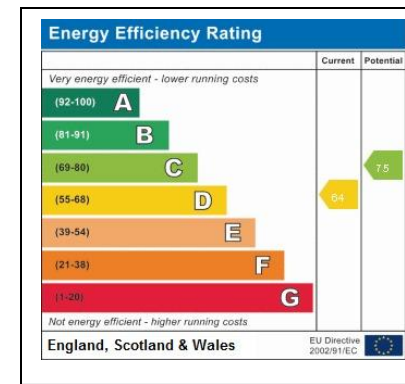
Ground Floor
158.0 sq.m. (1701 sq.ft.) approx.

1st Floor
119.9 sq.m. (1291 sq.ft.) approx.



TOTAL FLOOR AREA : 277.9 sq.m. (2991 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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