



- A SUBSTANTIAL AND ELEGANT DETACHED 1920'S-BUILT VILLA
- BEAUTIFUL RECEPTION ROOMS
- STYLISH RECENTLY REFITTED KITCHEN OPENING TO FEATURE DINING SPACE
- STUDY AND UTILITY/BOOT ROOM
- 4 BEDROOMS (2 ENSUITE), LUXURY FAMILY BATHROOM
- BREATHTAKING SEA VIEWS
- WONDERFUL GARDENS AND GROUNDS
- PLOT EXTENDING TO OVER HALF AN ACRE
- SWEEPING DRIVEWAYS AND TRIPLE GARAGE, DETACHED WORKSHOP/STORE

Higher Woodway Road, Teignmouth, TQ14 8RB

£1,100,000

A beautifully appointed, detached 1920's-built residence in an excellent position. Spacious receptions, stylish kitchen/dining room, study, utility/boot room, four bedrooms (two en-suite) and family bathroom. Good sea views, mature gardens and grounds with the plot extending to over half an acre.





## Property Description

### SITUATION

Newlands is set within a desirable residential location on the favoured east side of Teignmouth, around one mile from the town centre and promenade. One can take a pleasant walk through open park land, to the seafront and town centre via nearby Cliff Walk. Teignmouth is positioned on the lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafés, along with several excellent public houses. There are two supermarkets, along with a recently opened theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. The local schools being within easy reach from Newlands. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.

### DESCRIPTION

Newlands is an imposing and beautifully presented 1920's-built property, being one of just a handful of similarly-styled properties within the town. Externally attractive the property has elegant sweeping entrance steps rising to a classic veranda-style entrance with double bays, and there are rendered elevations beneath a slate roof. The house has undergone recent redecoration, with many of the rooms painted with Farrow and Ball colour schemes and the family-sized accommodation is elegant and highly appealing throughout. The sitting room and drawing rooms sit either side of the welcoming reception hall, with both having feature fireplaces and box-bay windows. There is a useful study/bedroom 5 to the ground floor and the recently refitted, stylish kitchen is beautifully appointed, having high quality integrated appliances with this space free-flowing to the







glazed dining space, which has a vaulted ceiling and opens to the outside. These spaces combine to create a wonderful "hub" for the house and a superb entertaining space. Also to the ground floor there is a useful lobby/boot room with a utility, a cloakroom and feature rear porch leading off. To the first floor the large landing is another excellent space with a hinged access to the loft space, which comprises a useful large attic store room and cupboards, which in turn opens to further extensive storage within the attic itself. The rooms at the front of the house on the first floor enjoy truly breathtaking views across parts of the town towards the sea, Labrador Bay and various coastal and estuary features. The beautiful principal bedroom suite has a luxury en-suite shower room with underfloor heating and the second bedroom (currently used as an office) is also an impressive space with a good range of built in furniture and a further en-suite shower room. There are two further first floor bedrooms and a luxury four-piece family bathroom with under floor heating. The finishes within the house are highly appealing, with high-quality flooring throughout the reception spaces, there are high quality double glazed windows with timber frames, many having been recently replaced, complimentary décor and panel internal doors with feature door furniture. Newlands has sweeping gardens and grounds, with the plot extending to over half an acre. There are expansive lawns, a beautiful wooded walkway and various hidden areas within the gardens. Remote control iroko entrance gates open to the sweeping block-paved driveway, expansive parking areas sit on three sides of the house and there is a useful triple garage/workshop. Additionally there is a detached brick-built workshop/store that sits behind the property, approached from Higher Woodway Road.

#### ACCOMMODATION

From the paved entrance area an elegant paved external staircase rises to the entrance veranda with beautiful floor tiles, timber work and outside lighting. A panel entrance door opens to the entrance vestibule with opaque glazed windows to either side and mahogany wooden flooring. A part-glazed panel inner door with feature panels and glazing either side opens to the....

#### RECEPTION HALL

A lovely, welcoming space with mahogany wooden flooring, a

picture rail and a turning staircase with feature balustrade and newel posts rises to the first floor. Under stairs store cupboard, double radiator and panel doors with feature door furniture open to the principal ground floor rooms.

### SITTING ROOM

An appealing room with a front facing box-bay window, having views across the front lawn and towards the sea and the countryside above the Teign in the distance. Karndean flooring, picture rail, decorative ceiling rose and feature fireplace with carved surround, mantle over, tiled inset, raised tiled hearth and inset remote control living-flame coal-effect gas fire. Two double radiators.

### DRAWING ROOM/FAMILY ROOM

Another beautiful reception room, being dual aspect with a front facing box-bay window, taking in good views across the grounds and the surrounding area, towards Shaldon, The Estuary and the countryside in the distance. Side facing windows overlook parts of the grounds and there is feature mahogany wooden flooring. There is a beautiful original fire place with a carved surround, a tiled inset and hearth and a grate for an open fire. Picture rail, decorative ceiling rose and double radiator.

### STUDY

A versatile room and a home working space, that could also serve as a fifth bedroom. Side facing window overlooking parts of the grounds. Double radiator.

### KITCHEN/DINING ROOM

A particularly lovely and spacious room with karndean flooring, providing something of a "focal point" for day to day living. The kitchen space free-flows to the dining space, which has a vaulted ceiling and multiple windows with fitted electric blinds overlooking the sweeping grounds, as well as having French doors opening to the outside, giving a good sense of inside/outside living. The kitchen area is particularly lovely, having been recently refitted with a stylish range of high quality units with multiple cupboards and drawers and extensive areas of Unistone quartz worktop. There is a large island unit with an undemounted, one and a half bowl Franke Fraganite sink unit with mixer tap. Good quality integrated appliances include a five-ring Neff gas hob with extractor hood

above, a full height fridge, a separate freezer, a Neff dishwasher and a Neff double oven/combination grill. Additionally there is a matching dresser style unit with display cabinets and there are multiple LED spot lights to the ceiling and concealed under unit lighting strips. Three newly fitted double radiators. The kitchen opens to...

### LOBBY AREA/BOOT ROOM

Coat hooks, radiator, Karndean flooring and panel doors to...

### CLOAKROOM/WC

With Karndean flooring, a WC, a wall-mounted wash hand basin and extractor fan. Radiator.

### UTILITY AND REAR PORCH

With Karndean flooring and a fitted unit with a tiled surround, having an area of roll edge work surface with an inset single drainer stainless steel sink unit. Space and plumbing for washing machine and a wall-mounted Vaillant boiler supplies gas fired central heating. Radiator. A feature panel part-glazed door opens from the lobby to the Rear Entrance Porch, with a vaulted ceiling, a quarry-tiled floor and multiple windows overlooking the garden, as well as built in seats, one with a boot space and one with a store beneath.

### FIRST FLOOR LANDING

A particularly large landing space with a picture rail, feature balustrade above the stair well and panel doors with feature door furniture to the principal first floor rooms. A hinged loft access has a folding timber ladder and rises to a useful "attic store room" space with sky light and power and lighting. The attic room in turn opens to the expansive floored loft space, being particularly large and providing useful storage. Double radiator.

### PRINCIPAL BEDROOM SUITE

A beautiful principal suite with a front-facing window, taking in particularly lovely views towards the sea and across Labrador Bay, taking in Babbacombe, the Orestone and having views towards parts of Shaldon and the rolling countryside beyond. There is a feature bedroom fireplace with surround and mantle over and tiled hearth. Picture rail, decorative ceiling rose and double radiator.

### EN-SUITE SHOWER ROOM

A large and luxury en-suite with newly fitted Heritage WC and pedestal basin with mixer tap, new Karndean flooring with underfloor heating and a three piece suite with tiled surrounds comprising a large walk-in shower with electronic control and glazed screen and large ceiling-mounted shower head, and large medicine cabinet with light over. Ladder-style radiator/towel rail.

### BEDROOM 2

Another beautiful bedroom suite with front facing windows, having similar views as described across Labrador Bay and the sea and also taking in views towards a coastal landmark known as The Ness as well as views towards Shaldon and the estuary. There is a good range of built-in bedroom furniture with double wardrobes either side of the bed space and cupboards above. Feature fireplace, similar to that described in the master suite, double radiator and a panel door to...

### EN-SUITE SHOWER ROOM

With a modern three piece suite having full-height tiled surrounds, comprising a shower cubicle with sliding door and dual controls, a pedestal wash hand basin and a WC. Medicine cabinet with light and ladder-style radiator/towel rail. Newly fitted Karndean flooring.

### BEDROOM 3

Another lovely bedroom with a particularly pleasant feel, having side facing windows overlooking the sweeping lawns, a picture rail and double radiator.

### BEDROOM 4

A dual aspect room with a rear facing window overlooking the garden and a side facing window having views across parts of the town with Dartmoor in the distance. Picture rail and double radiator.

### FAMILY BATHROOM

Beautifully appointed with a four-piece suite comprising a deep panelled bath, a curved shower cubicle with dual controls, a pedestal wash hand basin with medicine cabinet and light over and a WC. Ladder-style radiator/towel rail, feature full height tiling to walls and newly fitted Karndean flooring. Rear facing window and under floor heating.



## OUTSIDE

Approached from Higher Woodway Road an area of driveway with feature dry stone walls on either side opens to the remote control, electronically operated iroko entrance gates. These in turn open to the main expanse of driveway/entrance areas, these being laid to block paving with raised, well-stocked borders retained by dry stone walling. To the front of the property, adjoining the block paved entrance terrace there is a broad sweep of lawn with well-stocked borders and planters having been planted in recent years with pine and cherry trees etc. The driveway extends to the side/rear of the property where there is a further expanse of parking, ideal for the storage of a boat or caravan etc. From here, three "up and over doors," one of which is electronically operated, open to the timber **TRIPLE GARAGE/WORKSHOP**, this being a very useful space with eaves storage, a work bench, power and light and ample space for additional white goods etc. There is also a small wash hand basin. The driveway also extends to the rear of the house, where there are three sizeable water butts and there is outside lighting. From the rear area a rustic timber arch with gate opens to the garden to the rear of the property, this being a particularly charming area with lawns and well stocked areas of bedding. There is a metal storage shed and two mature oak trees. A meandering pathway laid to bark chippings sits beneath one of the mature oak trees, which leads to a particularly lovely area with adjoining country cottage-style gardens. The main expanse of garden sits to the side of Newlands, where there is a beautiful shaped timber deck with LED edge lighting and inset hot tub. There are external power points and this side garden is laid to a broad sweep of lawn with borders comprising various mature shrubs and trees etc. There is a charming timber Wendy house, and there are various "hidden" endaves and pathways running through the shrubberies adjoining this area of garden. Additionally, approached from Higher Woodway Road there is a useful store/workshop, included within the sale with brick elevations beneath a tiled roof and double, part-glazed entrance doors. The workshop/store has power and light and is a further useful and versatile space.

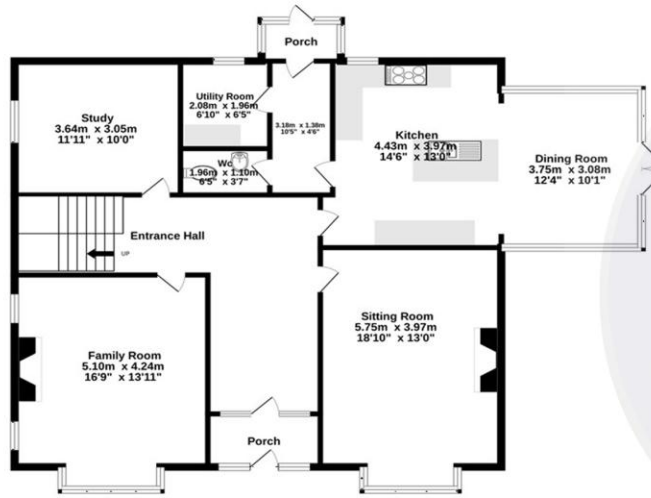
MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band G





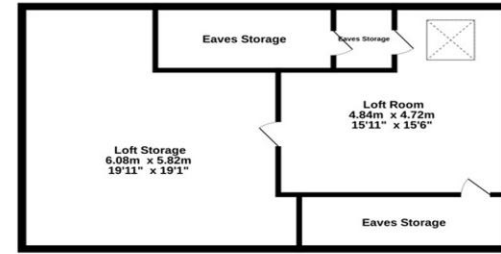
**Ground Floor**  
116.9 sq.m. (1259 sq.ft.) approx.



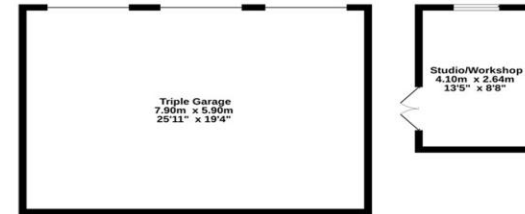
**1st Floor**  
100.2 sq.m. (1079 sq.ft.) approx.



**2nd Floor**  
62.1 sq.m. (669 sq.ft.) approx.

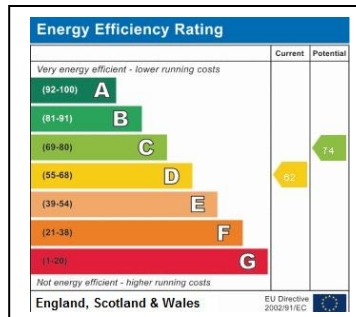


**Outbuildings**  
57.4 sq.m. (618 sq.ft.) approx.



**TOTAL FLOOR AREA : 336.7 sq.m. (3624 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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