



- A BEAUTIFULLY PRESENTED THREE STOREY RESIDENCE
- SET RIGHT IN THE HEART OF SHALDON
- CLOSE TO THE BEACH AND THE VILLAGE AMENITIES
- WONDERFUL ESTUARY VIEWS FROM THE UPPER FLOORS
- TRIPLE ASPECT SITTING/DINING ROOM OPENING TO LARGE ROOF TERRACE
- FOUR BEDROOMS (TWO WITH SHOWER ROOMS)
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- FURTHER MODERN SHOWER ROOM
- GOOD HOLIDAY LETTING POTENTIAL

**Strand, Shaldon, Teignmouth, TQ14 0DY      £595,000**

A beautifully presented three storey residence with good estuary views from the upper floors and being set just a stone's throw away from the beach and village amenities. Fantastic triple aspect upper floor sitting/dining room opening to roof terrace, four bedrooms (two with shower rooms) stylish kitchen with integrated appliances, utility room and modern shower room. Good holiday letting potential!





## Property Description

### SITUATION

Penrhyn Place is perfectly located right in the heart of Shaldon, quite literally a stone's throw away from the beach and the village amenities. Shaldon has a strong sense of community and nestles beautifully between the sandy estuary beach and the pretty hills above. There are independent shops and cafes, a good selection of public houses and restaurants and a charming foot passenger ferry across to the seaside town of Teignmouth. Additional amenities include an Ofsted 'Outstanding' rated primary school, The Ness House Hotel and a bowling green surrounded by pretty cottages. There is a well-supported annual regatta and water carnival as well as a rowing and sailing club. There is good walking on the south west coast path and the wonderful Ness Beach is accessed via a tunnel. The village even has a small zoo! Teignmouth is just over a mile away and has a lovely promenade with classic Georgian crescent and a range of education options including Trinity School, offering both private primary and secondary education. In addition there is a mainline rail link to London Paddington.

### DESCRIPTION

2 Penrhyn Place is a fantastic, well presented three storey residence that has been used as a holiday home and to generate an income from holiday letting in recent years. The well designed and well laid out accommodation has an entrance hall, there are two ground floor bedrooms, both with modern shower rooms, and a useful utility room, also at ground floor level. Set on the first floor there are two bedrooms, both having views towards the estuary, a modern kitchen with integrated appliances and a modern shower room. The second floor is a real "show-piece" for the property with this triple aspect space having truly breath-taking views towards the estuary, Teignmouth harbour and beyond and with this space also opening to a fantastic roof terrace, a perfect spot to contemplate the fabulous surroundings and for outdoor entertaining.



From Penrhyn Place, an entrance canopy is approached with feature walling and raised beds on either side and the uPVC





opaque double glazed entrance door opens to the....

### RECEPTION HALL

An attractive space with ceramic floor tiles and turning stairs with a feature balustrade and display shelf above rise to the first floor. There is an under stairs store cupboard, a radiator with cover, a meter cupboard with display shelf over and feature timber veneer doors open to....

### GROUND FLOOR BEDROOM 1

A lovely room with a front facing uPVC double glazed bow window overlooking the approach lane with a window seat, which also serves as a storage unit. A timber door opens to a built in recessed wardrobe, there are two radiators and a recess with display shelves. There are wall lights and a feature timber veneer door opens to the....



### EN-SUITE SHOWER ROOM

Having a good quality three piece suite comprising a tiled shower cubicle with dual controls, a large Roca wash hand basin with mixer set, a tiled surround and medicine cabinet with light over and there is a WC. Shelled recess, ceramic floor tiles, uPVC opaque double glazed window, ladder style radiator/towel rail and an extractor fan.

### GROUND FLOOR BEDROOM 2

A good sized room with a rear facing high set uPVC double glazed window, a radiator with cover and a feature timber veneer door opens to the....



### UTILITY ROOM

With a skylight, spotlights and a part glazed and timber panel stable door opens to an alley-way which is shared with the neighbouring property, giving access back to Penrhyn Place. The utility room has a built in unit with cupboard below and cupboards above and there is an area of laminate rolled edge work surface with an inset single bowl sink unit with mixer tap and tiled surrounds. There is under-surface space and plumbing for a washing machine, a contemporary style column radiator and ceramic floor tiles.

### SHOWER ROOM

Serving ground floor bedroom 2 and having a modern three piece suite comprising a shower cubicle with feature multi-jet shower unit with dual controls and there is a small wall mounted wash hand basin with lit medicine cabinet and shelf over. There is a WC and a wall-mounted Baxi boiler supplies central heating. Ladder style radiator/towel rail, skylight and extractor fan.

### FIRST FLOOR LANDING

With turning stairs having a feature balustrade rising to the second floor and there are feature timber veneer doors to.....

### FIRST FLOOR BEDROOM 1

A particularly lovely, light and spacious room with a front facing uPVC double glazed window having good views across parts of the village, taking in the Clipper Café and having views towards the estuary and Teignmouth estuary beach beyond. There is a recess with a further uPVC double glazed window and a vanity unit with wash hand basin, cupboard beneath and tiled surround. Radiator with cover and a built in wardrobe with drawers beneath.

### FIRST FLOOR BEDROOM 2

Another lovely room with two front facing uPVC double glazed windows taking in good views towards the estuary as described. Radiator.

### KITCHEN

The stylish modern kitchen is fitted with a good range of floor and wall mounted units with "high gloss" cupboard door and drawer fronts. A large uPVC double glazed window takes in good views across the rear access towards Sunny Patch and woodland and countryside on the hills above the village. There are extensive areas of timber effect work surface with an inset single drainer, stainless steel sink unit with mixer set and there are stainless steel surrounds. Integrated appliances include a four-ring Bosch ceramic hob with oven beneath and filter over and there is a built in dishwasher as well as a built in fridge and freezer. Additionally there is a feature column radiator.

### SHOWER ROOM

An appealing room with a side facing uPVC opaque double glazed window and a modern three piece suite comprising a curved shower cubicle with feature panels and dual controls, there is a timber unit with an inset wash hand basin, a feature panelled surrounds, a mirror above and a cupboard and drawers beneath and a WC. Ladder style radiator/towel rail.

### SECOND FLOOR SITTING/DINING ROOM

An absolutely stunning triple aspect space with large front and side facing uPVC double glazed windows taking in truly breath taking views over the surrounding area, from the Little Haldon hills in the east and taking in a broad sweep of the Teign Estuary, Teignmouth harbour, parts of Teignmouth, the estuary beach and out to sea. There are two radiators, wall lights and a rear facing, full height uPVC double glazed window also takes in good views towards the higher reaches of the village. A uPVC double glazed door leads out to an expansive ROOF TERRACE, which is laid to decking and has glazed and brushed steel balustrades. This space is a wonderful spot to sit and contemplate the idyllic surroundings and provides a great area for outdoor entertaining etc.

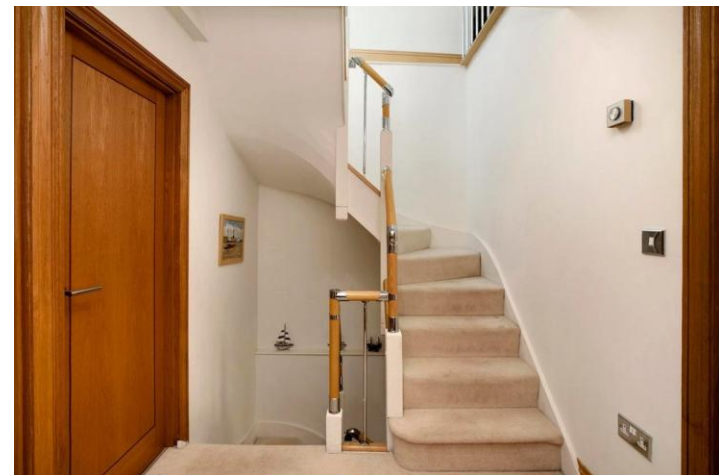
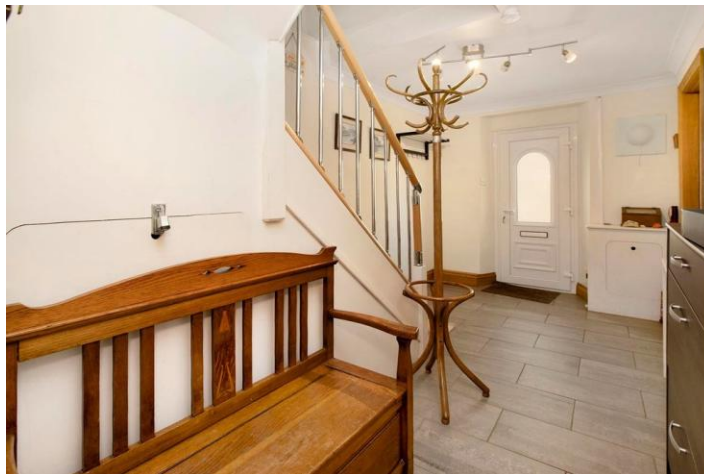
MATERIAL INFORMATION - Subject to legal verification

Freehold

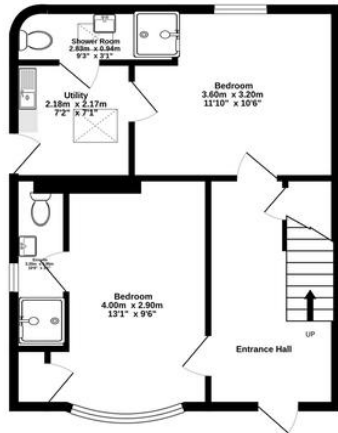
Council Tax Band E – Currently on Business Rates

---





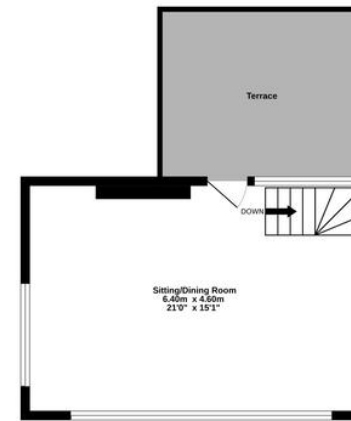
Ground Floor  
46.1 sq.m. (496 sq.ft.) approx.



1st Floor  
37.7 sq.m. (406 sq.ft.) approx.

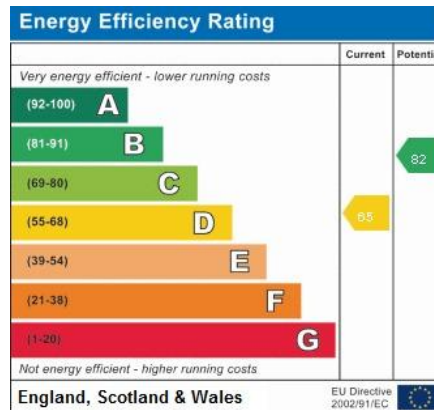


2nd Floor  
28.3 sq.m. (304 sq.ft.) approx.



TOTAL FLOOR AREA : 112.0 sq.m. (1206 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.  
Made with Metropix ©2023



The Old Library, 50a Fore Street,  
Shaldon, Teignmouth, Devon,  
TQ14 0EA

[www.dartandpartners.com](http://www.dartandpartners.com)  
01626 871071  
[property@dartandpartners.com](mailto:property@dartandpartners.com)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements