



- AN OUTSTANDING CONTEMPORARY-STYLE DETACHED RESIDENCE WITH WONDERFUL ESTUARY VIEWS
- AROUND 2800 SQ FT OF VERSATILE ACCOMMODATION AND EXCELLENT ECO CREDENTIALS
- BEAUTIFUL RECEPTIONS OPENING TO TERRACE AND KITCHEN WITH AGA
- FIVE BEDROOMS (ENSUITE AND BALCONY TO BEDROOM 1)
- BATHROOM AND TWO FURTHER SHOWER ROOMS
- STUDY, UTILITY AND CONSERVATORY
- EXTENSIVE DRIVEWAY PARKING AND GARAGE
- LOVELY LANDSCAPED GARDENS
- UNDERFLOOR HEATING THROUGHOUT

Teign View Road, Bishopsteignton, TQ14 9SZ OIEO £1,100,000

A fabulous 2021-completed south-facing detached residence with outstanding estuary views. Excellent Eco credentials with underfloor heating, air source heat pump, heat recovery system, PV panels and storage battery. Beautiful receptions, kitchen with Aga, study, utility and conservatory. Five bedrooms (en-suite, balcony and dressing room to bedroom one,) bathroom and two shower rooms. Sweeping terrace and landscaped gardens, extensive parking and good sized garage/workshop.



Property Description

LOCATION

Claremont occupies a fantastic and elevated south-facing plot in an enviable position in the higher reaches of the sought-after estuary village of Bishopsteignton. 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 doctors surgery, post office/store, a chemist, a garden centre, a church, a village hall, two public houses, a local real ale brewery, 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 away. 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.

DESCRIPTION

Claremont is an elegant 2021-built detached property with outstanding estuary views and excellent eco credentials having an "A" rated EPC. Externally attractive, the property has coloured silicone-based rendered elevations, powder coated windows and doors, sweeping paved terraces and a tiled roof with finials on the ridge as well as a good array of photovoltaic panels. The property has around 2800 square feet of beautifully appointed and stylish accommodation with underfloor heating throughout. There is an air source heat pump, solar array and batteries, and a mechanical heat recovery system. At ground floor level, an open entrance canopy opens to the reception hall, there is a well appointed ground floor shower room and beautiful inter-connecting reception rooms which open to the sweeping front terrace, affording a wonderful sense of inside/outside living. The kitchen has a high quality range of units and a beautiful powder blue Aga. Also at ground floor level there is a bedroom suite, creating the possibility of single-level living if





required. There is also a study, a utility room and a large conservatory set at the rear of the property. At first floor level there is the principal bedroom suite, a lovely dual aspect room opening to a balcony and with a dressing room and modern en-suite shower room. There is a further dual aspect bedroom on this level, along with the modern family bathroom. On the upper floor there are two further good-sized bedrooms and a modern shower room. The gardens are attractively landscaped with terraces and pathways running through and there are two resin-laid driveways providing extensive parking. There is an excellent garage/workshop and the gardens rise to an upper terrace, providing a wonderful spot to contemplate the surroundings and having a good quality greenhouse and composite deck. The plot extends to around a third of an acre.



To the front of the property a resin-laid pathway rises to the under cover entrance area with a feature entrance canopy. The canopy has side facing powder coated windows that take in good views over the surrounding area towards the Teign estuary and Dartmoor beyond. A feature powder coated double glazed entrance door with a sail motif opens to the....

ENTRANCE HALL

An attractive and welcoming space with two sets of double oak doors opening to cloaks cupboards. There is a part vaulted ceiling with double glazed skylight and a further oak door opens to a good size storage cupboard housing the electricity trip switches and the meter for the photovoltaic panels etc. A turning oak staircase with feature lighting rises to the first floor.



GROUND FLOOR SHOWER ROOM

A beautifully presented and stylish space with an opaque double glazed powder coated window, a pebble-style tiled floor and feature travertine tiling. There is a walk-in shower area with dual controls and a feature vanity unit with an area of granite surface with a stone tiled surround, a mixer tap, an under mounted metal sink and a cupboard beneath. WC, spotlights and extractor fan.

SITTING ROOM

A particularly lovely dual aspect space with high quality, timber effect vinyl flooring which extends throughout much of

the property and powder coated sliding doors which open to the sweeping paved terrace at the front of the property and enjoy truly breathtaking views over the surrounding area towards the Teign estuary, taking in a local landmark known as Arch Brook as well as views towards Coombe Cellars, the rolling countryside beyond and Dartmoor in the west. Feature fireplace with recesses for lights, recessed shelving, spotlights and mounting for wall mounted TV.

KITCHEN/DINING ROOM

A highly appealing free-flowing space with the dining area having spotlights. There are recessed cabinets with timber-work and glazed doors, a shelved recess and a large walk-in bay with full height powder coated windows and powder coated sliding doors also opening to the terrace and having tremendous views towards the estuary and Dartmoor in the distance. The kitchen area is a wonderful space with a vaulted veiling and is fitted with a stylish range of units with "high gloss" cupboard door and drawer fronts and extensive areas of work surface with coloured tiled surrounds. There are a set of picture tiles depicting a river scene, a built-in dishwasher and a double bowl, single drainer enamel sink unit with mixer set. There is also a beautiful powder blue electric Aga with Aga companion and space for an upright fridge/freezer. An island unit has a large area of polished granite work surface with drawers beneath and a high-set breakfast bar beside. There is space for a dresser and a feature walk-in recessed area with shelving, cupboards and a further area of matching surface. The kitchen free flows to a....

LOBBY AREA

With spotlight and glazed door opening to the...

STUDY

A good home working space with ample space for office furniture, spotlights to the ceiling and a double glazed window affording borrowed light from the conservatory. Leading off the study, an oak panel door opens to the....

UTILITY ROOM

A good practical space with extensive areas of laminate work surface, a single drainer stainless steel sink unit, extensive shelving and a part vaulted ceiling with double glazed skylight.

Under surface space for a washing machine and tumble dryer and a further recess for a fridge/freezer. Built in shelving.

CONSERVATORY

Set at the rear of the property this is a good-sized space that augments the accommodation beautifully. There are double glazed ceiling panels and multiple uPVC double glazed windows overlooking the landscaped back gardens and the higher grounds. uPVC double glazed French doors lead to the outside at the rear of the property and there are wall lights. A large cupboard houses the power wall/storage battery.

GROUND FLOOR BEDROOM

Also set at the rear of the property with a vaulted ceiling, a double glazed skylight and a powder coated double glazed window overlooking the landscaped rear gardens.

FIRST FLOOR LANDING

With oak panel doors to the principal first floor rooms and a turning oak staircase with powder coated double glazed window on the half landing rises to the upper floor. Good sized linen cupboard with folding oak doors.

FIRST FLOOR BEDROOM ONE

A particularly lovely dual aspect principal bedroom suite with powder coated sliding patio doors opening to a balcony laid to feature composite decking and having a glass balustrade. These windows and doors enjoy fabulous views across parts of the village towards a broad sweep of the Teign estuary from Shaldon, taking in the countryside above Combeinteignhead and Netherton as well as Arch Brook and Coombe Cellars, and having views towards Dartmoor in the west. A side facing powder coated double glazed window also has some good views across parts of the village. Spotlights to ceiling and a built in wardrobe with part mirrored doors. The principal bedroom opens to a lobby area which in turn opens to the....

DRESSING ROOM

Another good practical space with multiple built in cupboards and wardrobes with mirrored doors and a side facing powder coated opaque double glazed window.

EN-SUITE SHOWER ROOM

With a rear facing powder coated double glazed window overlooking the back gardens and a modern three piece suite with a large tiled shower cubicle with dual heads and triple controls. There is a vanity unit with inset large wash hand basin with tiled surround, shelf and lighting over, cupboards and drawers beneath. Towel rails and WC.

FIRST FLOOR BEDROOM TWO

Another dual aspect room with powder coated double glazed windows having fabulous views towards the Teign estuary and beyond as described. Spotlights to ceiling.

FAMILY BATHROOM

With a rear facing powder coated double glazed window overlooking the back garden and having views towards countryside beyond. There is a modern three piece suite with a deep panel bath having a mixer set, shower attachment and tiled surround, a large tiled shower cubicle with a powder coated opaque double glazed window set within this space. There is also a vanity unit with wash hand basin set into a cabinet with a tiled surround, mixer set and cupboard beneath. WC. Oak display shelf, shaver point and wall light.

SECOND FLOOR LANDING

with a feature oak balustrade and a double glazed skylight has good views towards countryside on the hills above the village.

SECOND FLOOR BEDROOM ONE

An appealing room with a side facing powder coated double glazed window having good views towards Dartmoor in the distance and a large double glazed skylight has good views towards countryside. Access to eaves storage space.

SECOND FLOOR BEDROOM TWO

(Currently in use as a craft room). Another fantastic room with a side facing powder coated window having wonderful views across the higher parts of the village towards the estuary and with views towards the sea in the distance. A large double glazed skylight has views towards countryside on the fringes of the village and there is access to eaves storage space.

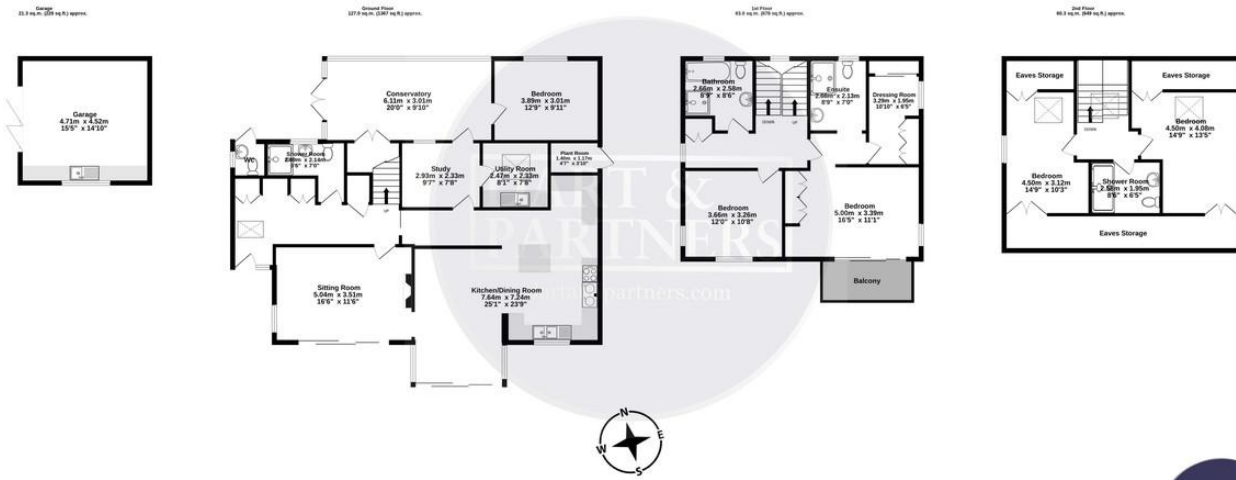
SECOND FLOOR SHOWER ROOM

Another good space with a modern three piece suite comprising a large walk-in tiled shower cubicle with glazed screen, a cabinet with inset wash hand basin, tiled surround and cupboard beneath and a WC. Wall lights and access to a low level cupboard.

OUTSIDE

To the front of the property, approached from Teign View Road there is a resin laid parking bay at the road level providing **PARKING** for at least two vehicles. The main expanse of driveway has a brick paved approach and rises to a resin laid area immediately in front of the property providing parking for several vehicles. There is feature stone and rendered walling and an area of front garden laid to shrubs and small trees. Powder coated bi-fold doors open from the driveway to the **GARAGE/WORKSHOP**, a really good practical space with a zinc roof, strip lights and powder coated double glazed windows. This space currently functions as a workshop with a good range of built-in units having cupboards and drawers and an area of surface with a double bowl stainless steel sink unit. The garage has a power supply sufficient for the installation of an EV car charging point if required. Set beside the garage there is a paved area housing the air source heat pump and additionally there is a raised area of bedding with a range of fruit trees. Set immediately in front of the property and interacting well with the reception rooms there is the expansive paved terrace, being laid to textured sandstone paving slabs and with this area being principally enclosed by walling and glass-work and being a wonderful spot to contemplate the outstanding views. There are two under cover areas with outside lighting as well as external power points and a water tap. Paved pathways extend around either side of the property to the rear where there is a further pleasant paved seating area with adjoining rendered walling, external power points, and there is a large ornamental garden pond surrounded by rockery and bedding. A powder coated door opens to a **GARDEN WC**, with a side facing opaque glazed window, a wash hand basin and WC. A resin laid pathway with feature timber-work below rises to the back garden with the path being flanked by a mature area of bank having a good range of shrubs and flowering plants. The back gardens are expansive being landscaped and terraced





TOTAL FLOOR AREA : 271.6 sq.m. (2923 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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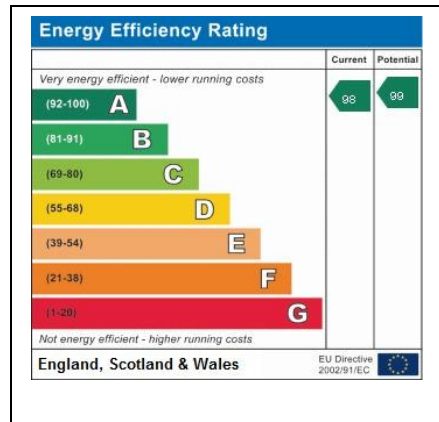
with various areas of well stocked bedding with resin laid pathways running through. There is a large area of nature garden at the top of the plot with various mature trees and the back garden is primarily enclosed by natural borders. Set at a higher level there is a fabulous raised terrace laid to composite decking, this being a wonderful spot to contemplate the outstanding views towards the estuary and beyond, with this area also having a beautiful timber framed greenhouse.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band F

SOLAR PHOTOVOLTAIC PANELS

The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.



Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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