



- A TRULY OUTSTANDING PERIOD RESIDENCE
- IMPOSING EXTERNAL AESTHETICS AND MANY FEATURES
- EXCEPTIONAL SEA AND ESTUARY VIEWS AND A LARGE ROOF TERRACE
- RECEPTION HALL WITH GRAND STAIRCASE AND CLOAKROOM/WC
- SITTING ROOM FREE FLOWING TO DINING ROOM
- GOOD-SIZED KITCHEN AND FIVE BEDROOMS
- LUXURY BATHROOM AND SEPARATE SHOWER ROOM
- GARDENS WITH SWEEPING LAWNS AND TERRACES
- EXTENSIVE PARKING, GARAGE AND CELLAR

The Yannons, Teignmouth, TQ14 9UE

£900,000

An outstanding "Grade II" Listed period property with grand period features set around half a mile from Teignmouth's town centre and promenade and having outstanding sea and estuary views. Reception hall, cloakroom/WC, sitting room opening to dining room, good sized kitchen, five double bedrooms, luxury bathroom and separate shower room. Large gardens with sweeping lawns, summer house, driveway parking, attached garage



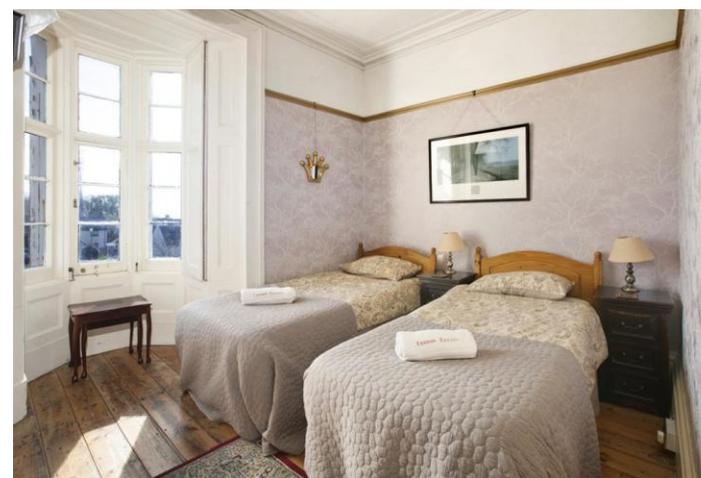
Property Description

LOCATION

Yannon Tower is well positioned being set in a "tucked" away location, not much more than half a mile from Teignmouth's town centre and promenade. 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 cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. 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

Yannon Towers is one of the most "eye catching" period buildings within the coastal town of Teignmouth believed to have been built in 1851 in the baronial castle style and with the property offering a real sense of past grandeur. The house comes with a degree of provenance, having been home to a well connected family in the first part of the 19th Century believed to have entertained various film stars of the day at the house. The building was converted to three dwellings in 2009 and number 1 forms the dominant part of the building. The imposing external aesthetics have to be seen to be appreciated with the house having a tower with crenulations and castellations, there is a turret, oriel-style windows, finials, gargoyles, mullion style windows and a grand entrance door with a dressed stonework surround. The accommodation within the property is equally impressive, the entrance hall has a grand staircase with carved balustrades rising to the first floor, parquet flooring extends through much of the ground





floor and there is a cloakroom/WC. The free flowing sitting/dining room is a remarkable space with a high ceiling having intricately carved timber-work, finials and panelling, along with extraordinary carved arches. Within the sitting room there is a fireplace with an ornate carved surround and a large walk-in bay window taking good advantage of the coastal views, as do most of the windows within the property. The dining room has ample space for a large dining table and chairs, perfect for entertaining and with this space having a door with feature panelling and architrave opening to the kitchen, another attractive space with a good range of units and various features. To the first floor the landing has a grand carved balustrade and there is a large leaded light stained glass window above the half landing. Stairs rise to the second floor and a cast spiral staircase rises to bedroom five and the tower. There are two good sized bedrooms leading off the first floor landing, both benefitting from exceptional views and a modern shower room. To the second floor there are two further bedrooms, again both with extraordinary coastal views and a luxury five piece bathroom. Leading off the spiral cast staircase bedroom five is a beautiful triple aspect room also with truly breathtaking coastal views. The tower itself is a remarkable space with crenulations and a turret having breathtaking views from Dartmoor in the west and taking in a broad sweep of the Teign Estuary and out to sea, as well as having wonderful elevated perspectives of the town. The property also has an attached garage, a cellar and a good sized parking area. There are extensive gardens and grounds with broad sweeps of lawn on the south and east sides of the property, being landscaped with a seating areas a further raised garden with a summer house.

From the paved entrance area, a feature original oak panel entrance door is approached, opening to the....

RECEPTION HALL

An outstanding entrance with parquet flooring, a trap door to the cellar, a column radiator and a remarkable grand turning staircase with carved timber newel posts and intricate ecclesiastical style balustrades rising to the upper floor. There is also a sloping ceiling with feature original panelling and a gothic arch style door opens to the SITTING/DINING ROOM.

CLOAKROOM/WC

With a period style WC with cabinet above, a large wall mounted wash hand basin and a front facing window.

SITTING/DINING ROOM

An outstanding room with a high ceiling, being panelled with feature timber beams and finials and a fabulous original carved arch. There is also carved half height panelling to the walls and an ornate carved external door, being the original grand entrance door to Yannon Towers with a gothic arch and lead-work above. Parquet flooring extends throughout this space, and there is a beautiful fireplace with a raised tiled hearth and inset, an ornate carved surround with mantle over as well as further ornate panels and display shelves above. There is a column radiator and high skirting boards. A walk-in bay window, also with a feature carved arch above has multiple large windows taking in outstanding views across the approach and ground as well as views towards the Teign estuary, the coastal village of Shaldon, a local coastal landmark known as The Ness, the Orestone and out to sea. There is also a column radiator set within the bay. The dining area has ample space for a particularly large dining table and chairs, there is a further column radiator, a central ceiling rose and a fabulous high set panelled architrave which leads to the door opening to the....

KITCHEN/BREAKFAST ROOM

Another appealing space with a high ceiling with cornice, a picture rail and a large full height walk-in window with shutters also enjoys tremendous views towards the Teign estuary, the back beach and out to sea, as well as having far reaching views in the west towards Ringmore and the countryside beyond. There is a feature fireplace with a marble surround and a cast iron and tiled inset as well as a column radiator. The kitchen area is fitted with a comprehensive range of floor and wall mounted units with extensive areas of laminate work surface with feature tiled surrounds. There is also an island unit with under surface space for a dishwasher and fridge, which extends to a breakfast bar and has an inset one and a quarter bowl single drainer stainless steel sink unit. Built in display cabinet and shelves, space for electric cooker, period style wall lights and spotlights.

FIRST FLOOR LANDING

Having a fabulous, ecclesiastical style large stained glass and leaded light window above the half landing. The main landing has panel doors to the principal first floor rooms, as well as a turning staircase to the second floor. A panel door opens to a cast spiral staircase which rise to the fifth bedroom and the tower.

FIRST FLOOR BEDROOM ONE

A particularly lovely room with an octagonal shape reflecting the tower, an ornate cornice and a central rose. There is a walk-in, oriel style window with deep display sill and with this window taking in tremendous views as described towards the Teign estuary, Shaldon Bridge, Shaldon and Ringmore, The Ness, The Orestone and out to sea. Two recesses with mirrors, shelves and stores below, a column radiator and there is a feature fireplace with marble surround and a tiled inset.

FIRST FLOOR BEDROOM TWO

Another lovely room with a cornice to the ceiling and a walk-in oriel window with shutters overlooking the approach and also having good sea views. Column radiator and a feature fireplace with a marble surround, hearth and an ornate cast iron inset. Built in cupboard.

FIRST FLOOR SHOWER ROOM

Fitted with a modern three piece suite with attractive, full height tiled surrounds comprising a shower, a WC and a corner mounted unit with surface-mounted, contemporary-style wash hand basin and shelf above. Feature lights, medicine cabinet, extractor fan and a ladder style radiator/towel rail.

SECOND FLOOR LANDING

Having a skylight and the wall mounted Worcester boiler supplying central heating along with a timber balustrade above the stairwell.

SECOND FLOOR BEDROOM ONE

Another outstanding room with a front facing window with a castellation-type external feature set below and enjoying truly breathtaking views across parts of the town, taking in a broad

sweep of the Teign Estuary and out to sea, and also taking in views towards Babbacombe in the distance. Two radiators and a feature fireplace with a carved surround and ornate inset.

SECOND FLOOR BEDROOM TWO

Another lovely room with ceiling beams and a side facing window overlooking the approach from an elevated perspective and also having good views across the higher parts of Teignmouth and towards the sea.

SECOND FLOOR BATHROOM

A spacious and luxury bathroom with a five-piece modern suite comprising a large, part-curved shower cubicle with Mira shower, two pedestal wash hand basins, one with a shelf and a shaver light above, a WC and a free-standing, roll top bath with mixer set. Ceiling beams, double radiator, opaque glazed window and feature ceramic tiling around the suite.

From the first floor landing, the spiral cast staircase rises to a small half landing from where bedroom five is approached....

BEDROOM FIVE

A fabulous triple aspect room with a cornice to ceiling, a picture rail and a large front facing window taking in extraordinary views towards a broad sweep on the Teign Estuary, Teignmouth back beach, Shaldon beach, the sea and across Labrador Bay. There are two further windows to either side also taking good views, one looking towards the higher estuary and Dartmoor and the other taking in views towards the higher reaches of Teignmouth and the sea. There is a feature fireplace with a carved surround and an ornate cast iron inset. Exposed floorboards and wall lights.

From the half landing the spiral staircase continues to....

THE TOWER ROOF TERRACE

An incredible space from where extraordinary views can be enjoyed in all directions from the moors to the sea, the estuary and across parts of the town.

OUTSIDE

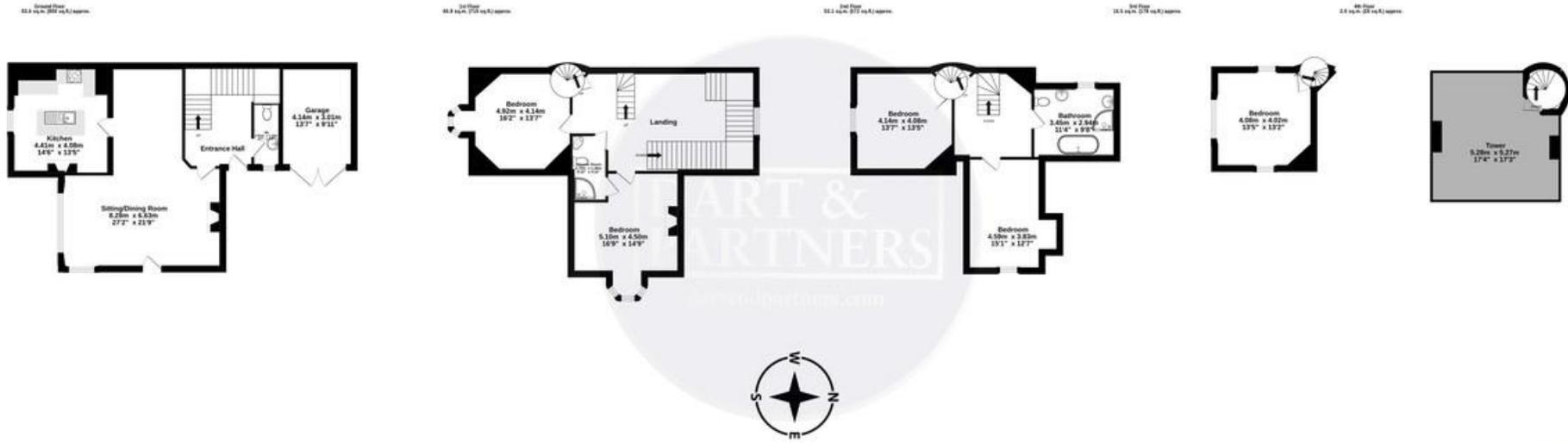
A shared gravel driveway approach leads to an extensive PARKING AREA immediately in front of and serving number 1. From here, folding timber doors open to the ATTACHED GARAGE, which has power and light and also access to the aforementioned large CELLAR with stone wine rack. There are extensive private gardens and grounds with the property benefitting from ownership of the sweeping lawns on the south and east side of the building, which are landscaped and gently slope away from the front elevation. There are a good range of mature shrubs and trees and the plot is primarily enclosed by panel fencing and trees. There is a gravel laid seating area, and, in addition, number 1 owns a further raised area of lawn immediately adjoining and set above the shared access driveway, which is partially enclosed by high level walling and fencing and has a large summer house.

MATERIAL INFORMATION - Subject to legal verification

Freehold

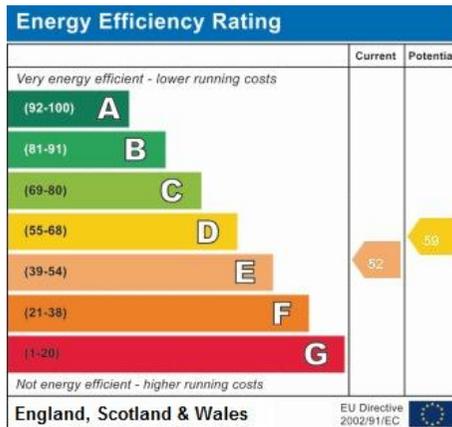
Council Tax Band N/A as currently commercially registered





TOTAL FLOOR AREA : 222.6 sq.m. (2396 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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