



- A BEAUTIFULLY PRESENTED DETACHED PERIOD COTTAGE
- WELL POSITIONED ON THE FRINGES OF SHALDON
- MUCH CHARM AND MANY CHARACTER FEATURES
- SPACIOUS SITTING AND DINING ROOMS AND AN ATTRACTIVE MODERN KITCHEN
- THREE APPEALING BEDROOMS AND A MODERN BATHROOM
- ATTACHED GARAGE AND SUMMERHOUSE WITH SHOWER ROOM
- MATURE ENCLOSED TERRACED GARDEN
- GARAGE WITH ELECTRIC DOOR

Higher Ringmore Road, Shaldon, TQ14 0EZ      OIEO £450,000

The most charming character cottage full of light, on the fringes of Shaldon. Beautifully kept inside and out. Good elevated views with glimpses of the estuary. Pretty enclosed garden with handy summerhouse with shower room and generous sized garage. NO ONWARD CHAIN.



## Property Description

### LOCATION

Highover Cottage is beautifully set in an elevated position within the Ringmore valley on the fringes of the highly sought after coastal village of Shaldon. The property is well placed, being a short walk away from the estuary foreshore and a good network of footpaths and bridleways for country walks. The village 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. The south west coast path is immediately accessible to the village and the beautiful Ness Beach is accessed via a tunnel. 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

Available to the market for the first time in a number of years, Highover Cottage is a particularly attractive, detached "Grade 2" listed period residence set in an enviable position. Beautifully maintained by the current owners the property has rendered elevations set beneath a Devon thatch with brow windows. The accommodation is surprisingly spacious and well laid out. The entrance door opens to the dining room, which has much character and charm and ample space for a



large dining table and chairs. Leading off the dining room there is a well presented kitchen/breakfast room with a high quality range of units, oak block work surfaces and some integrated appliances, the kitchen also opens to a terrace at the rear of the property. The sitting room is another charming and spacious room with a feature fireplace and with this room being dual aspect with windows overlooking the approach lane and also having views over the lovely surrounding valley with glimpses of the estuary in the distance. To the first floor there are three appealing bedrooms with the principal bedroom being particularly spacious, as well as having a modern four-piece bathroom. The principal bedroom enjoys good views towards the estuary and the other two bedrooms also have open views too. The outside spaces are particularly lovely and the small front garden area is enclosed by feature railings. There is a side garden/entrance area which is paved and has well-stocked borders. To the rear, there is a raised paved terrace, this being a good spot to contemplate the surroundings and the good views. The rear garden is primarily paved and enclosed by character walling and has borders well stocked with shrubs and flowering plants. In addition there is a useful external SUMMERHOUSE with glazed double entrance doors, a good sized space with ceramic floor tiles and a modern shower room, ideal for when returning from days on the beach! Highover Cottage also has an ATTACHED GARAGE, with an electric roll up door.

### THE APPROACH

From Higher Ringmore Road, a feature cast iron gate with railings to either side opens to the side entrance area, an attractive and welcoming space. An entrance canopy with outside light is set above the panel and glazed entrance door which open to the....

## DINING ROOM

A lovely dual aspect room, rich in character and charm and with ample space for a large dining table and chairs. A front facing window with deep sill overlooks the approach lane and a side facing, small paned double glazed window with window seat has good views over the surrounding area towards rolling countryside in the distance. Radiator, wall lights and turning stairs rise to the first floor. There is an opening leading to a lobby area having panel doors to a cloaks cupboard and an under stairs store cupboard. Within the dining room a glazed and panel door opens to the....

## KITCHEN

The appealing galley style kitchen has a side facing small paned window with deep tiled display sill and with some views over the surrounding area taking in countryside in the distance. Additionally a panel door with opening glazed panel leads to the terrace and back garden at the rear and also takes in good views across the back garden and the surrounding pretty valley towards the Teign estuary and parts of Teignmouth beyond. The kitchen is fitted with a good quality range of floor and wall mounted modern units with extensive areas of oak block work surface with tiled surrounds, one and a quarter bowl single drainer stainless steel sink unit with shelf above. A feature recess with painted brick-work surround also has an area of oak block work surface with drawers beneath and a four ring built-in ceramic hob with filter over and double oven beneath. Additionally there is a built-in Bosch dishwasher. Spotlights to ceiling. Utility space with recess for fridge freezer and an area of oak block work surface with space and plumbing beneath for washing machine, wall mounted Worcester boiler supplying central heating, small radiator.

## SITTING ROOM

A particularly spacious and lovely room with two front facing windows having deep sills overlooking the approach lane and a large multi-paned double glazed window overlooks the rear aspect taking in views across the pretty surrounding valley and has glimpses of the Teign Estuary and Shaldon Bridge. In addition a further rear facing multi-paned double glazed window also has some outlook over the valley towards the higher reaches of Ringmore. Feature beams to ceiling and spotlights. There is also an attractive fireplace with arched brick-work, display ledges, a tiled hearth a tiled mantle. Recesses and two radiators.

## FIRST FLOOR LANDING

With a ceiling beam, a balustrade above the stairwell and latch and panel doors to the first floor rooms.

## BEDROOM ONE

A spacious and appealing room with a rear facing double glazed window taking in some lovely views over the surrounding Ringmore valley and also having good views towards the Teign estuary, Shaldon bridge and parts of Teignmouth beyond. Access to eaves storage spaces. Radiator.

## BEDROOM TWO

Another attractive room with a side facing multi-paned double glazed window with window seat having good views over the surrounding area towards countryside in the distance. Radiator and exposed beam.

## BEDROOM THREE

A charming space with a side facing multi-paned window having good views over the surrounding area towards countryside. There is a built-in cupboard housing the electricity meter and trip switches with a further small cupboard set above. Exposed ceiling beam and a radiator.

## BATHROOM

Another lovely room with a rear facing multi-paned window taking in some good views over the surrounding valley with glimpses of the Teign Estuary, Shaldon bridge and views towards Teignmouth beyond. The bathroom is fitted with a modern four-piece suite, comprising a panel bath with mixer tap and tiled surround, a pedestal wash hand basin with tiled surround and mirror over, a bidet and a WC. Exposed beams, shelf, medicine cabinet and a ladder-style radiator/towel rail. Good-sized built-in storage and linen cupboards and access to the loft space.

## OUTSIDE

To the front of the property, feature railings enclose a small garden area which is laid to hardstanding. The side garden/entrance area is an attractive space with paving and is enclosed by character stone walling and fencing and with borders well stocked with shrubs, roses and flowering plants. A pathway laid to hardstanding leads to the rear of the property. Immediately behind the cottage there is a raised terrace laid to brick paving, being enclosed by a rail and having an external store cupboards as well as a water tap. Steps descend through a timber rose arch to the principal garden area, which is of a good size being largely laid for ease of maintenance to shaped areas of paving and stone chippings. Access can be gained to a storage area underneath the rear terrace, which also houses the gas meter. The back garden is enclosed by character stone walling and hedging and there are areas of bedding, well stocked with a range of shrubs and flowering plants.

## SUMMER HOUSE

Approached from the rear there is a usefu garden room/summer house, which has external lighting and is approached through glazed double doors. The principal space has ceramic floor tiles, spotlights and a wall

mounted electric meter. There is a shelving unit and a white wood grain effect door opens to the EXTERNAL SHOWER ROOM. This room has an opaque double glazed window, a tiled shower cubicle with shower, a wall mounted wash hand basin with tiled surround and a mirror, light and extractor fan over. There is also a WC and spotlights to the ceiling.

#### ATTACHED GARAGE

With an electric "roll up" door, store cupboard and light.



MATERIAL INFORMATION - Subject to legal verification

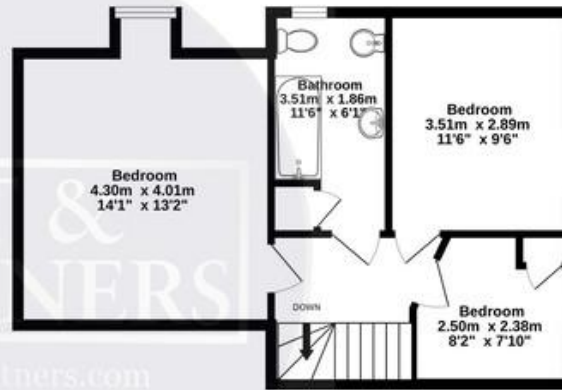
Freehold  
Council Tax Band F

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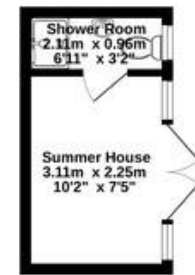
Ground Floor  
73.4 sq.m. (795 sq.ft.) approx.



1st Floor  
45.8 sq.m. (493 sq.ft.) approx.



Summer House  
8.1 sq.m. (86 sq.ft.) approx.



**TOTAL FLOOR AREA : 128.3 sq.m. (1381 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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