



- A BEAUTIFULLY PRESENTED SUBSTANTIAL DETACHED PROPERTY WITH OUTSTANDING COASTAL VIEWS
- RECENTLY REFURBISHED VERSATILE ACCOMMODATION
- SITTING ROOM AND KITCHEN/DINING ROOM OPENING TO LOUNGE AND BALCONY
- UTILITY ROOM, STUDY AND GROUND FLOOR BEDROOM/HOBBIES ROOM
- PRINCIPAL BEDROOM SUITE WITH BUILT-IN FURNITURE, DRESSING ROOM AND 4 PIECE EN-SUITE
- TWO FURTHER FIRST FLOOR BEDROOMS,
- STYLISH FOUR-PIECE BATHROOM, ADDITIONAL ROOM OPENING TO BALCONY
- DRIVEWAY PARKING AND UNDER HOUSE GARAGE
- ATTRACTIVE MATURE GARDENS

## Platway Lane, Shaldon, TQ14 0AR

£1,250,000

A beautifully appointed and recently refurbished detached property with outstanding estuary and coastal views set within a quarter of a mile of the heart of this sought after coastal village and the beach. Sitting room, kitchen/dining room opening to lounge and balcony, study, utility room, cloakroom and ground floor bedroom/hobbies room. Principal bedroom suite with dressing room and a four-piece en-suite, two further first floor bedrooms and a stylish four-piece bathroom. Versatile additional first floor room opening to second balcony, driveway and large garage with electric door. Attractive mature gardens.



## Property Description

### LOCATION

Robin Hill has a charming leafy lane approach and is beautifully situated in an elevated position not far from the foreshore of the Teign estuary. The rural fringes of the village are close by with rolling countryside along with footpaths and bridleways providing good options for walking. The property sits around a quarter of a mile from the bustling village centre and the sandy beach. 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. 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

Robin Hill is an attractive detached property originally built in the 1950's. The property was substantially extended in 2004 and has, in more recent years undergone a further extensive program of refurbishment. The property has approaching 3000 sq. ft of beautifully appointed, flexible and versatile accommodation. Externally attractive, Robin Hill has rendered elevations with tiled rooves and a centrally set bow window. The windows and terraces on the front and the westerly elevations have tremendous views taking in a broad sweep of the Teign estuary, Teignmouth harbour, Teignmouth back beach and views along the East Devon and Dorset coastlines. The windows on the westerly elevation and the balcony at the rear also enjoy views towards the higher reaches of the Teign estuary and two Dartmoor tors. The accommodation has a





part under cover entrance terrace and a welcoming entrance hall with turning stairs rising to the upper floor. The sitting room is a particularly lovely triple aspect space, benefitting from the aforementioned views and opening to the outside at the rear of the property, thus giving a good sense of inside/outside living. Additionally to the ground floor there is a versatile room currently in use as a hobbies room/gym, which could equally well serve as a ground floor bedroom if required. There is a large utility room with a cloakroom/WC leading off as well as a study, also benefitting from the outstanding views. There is a lovely kitchen/dining room which also has a lounge area, with this space providing a good "hub" for the accommodation. The stylish kitchen area has been recently refitted, the dining area opens to the outside, and the lounge area has triple sliding doors opening to a front facing balcony, with these spaces also having wonderful views. To the first floor the principal bedroom suite is a fantastic room with a dressing space, a comprehensive range of high quality built-in bedroom furniture, outstanding views as described and a four-piece en-suite bathroom. There is an inter-connecting room at first floor level that could serve a multitude of uses with this room opening to a recently constructed composite balcony set at the rear of the property, this being a good sheltered spot to contemplate the idyllic surroundings. There are two further double bedrooms at first floor level, both benefitting from good views, along with a recently-fitted, stylish four-piece family bathroom. Outside to the front of the property a block paved driveway provides parking and leads to the electric roll up door which opens to the good-sized under house garage. Robin Hill is also surrounded by mature gardens with sweeping front and side lawns having well stocked borders and a paved garden at the rear providing a good sheltered spot and being laid for ease of maintenance with two under cover seating areas. In addition there is a gravel area set in front of a shed and access to an undercroft/cellar.

To the front of the property, paved steps rise to the entrance balcony with feature railings, an outside light and an entrance canopy. A timber, panel entrance door opens to the....

#### RECEPTION HALL

An attractive and welcoming space with turning stairs having an understairs cupboard and a uPVC double glazed window

set above the half landing rising to the first floor. There are two radiators, coat hooks and panel doors to the principal downstairs rooms. A front facing uPVC double glazed window has good views towards the Teign estuary, Teignmouth harbour and the East Devon and Dorset coastlines.

### SITTING ROOM

A particularly lovely, spacious and light triple aspect room with large front and side facing uPVC double glazed windows taking in wonderful views as described towards the Teign estuary, Teignmouth harbour and along the East Devon and Dorset coastlines, as well as having views in the west, also taking in a broad sweep of the Teign estuary and the Little Haldon hills. A side facing uPVC double glazed window overlooks the garden and also has some views beyond, uPVC double glazed sliding patio doors lead to the outside at the rear and there are two contemporary style radiators.

### GROUND FLOOR BEDROOM/HOBBIES ROOM

Currently in use as a gym, this is a good sized and versatile room which could also serve as a ground floor bedroom if required. A rear facing uPVC double glazed window overlooks the back garden and there is a contemporary style radiator.

### UTILITY ROOM

A good practical space with spotlights to the ceiling and a uPVC double glazed door opens to an under cover area at the rear of the property. There are a good range of modern units with white "high gloss" cupboard door and drawer fronts and areas of laminate work surface with matching surrounds and an inset one and a quarter bowl, single drainer stainless steel sink unit. Under surface space and plumbing for a washing machine and space for a freezer. A white wood grain effect door opens to the....

### CLOAKROOM/WC

Having a uPVC opaque double glazed window, a WC and a corner mounted wash hand basin with tiled surround and cupboard beneath. Small radiator.

### KITCHEN/DINING ROOM

This fantastic, free flowing space also has a lounge area, as well as good quality timber flooring. Within the lounge area

there are front facing uPVC double glazed triple doors opening to a **BALCONY**, which is enclosed by rendered walling and a balustrade. Through these doors and from the balcony, outstanding views are enjoyed as described taking in parts of the estuary, Shaldon beach and the east Devon and Dorset coastlines. There are two radiators and a uPVC opaque double glazed window. The dining space has ample space for a dining table and chairs, as well as uPVC double glazed French doors opening to an under-cover area at the rear. The kitchen area is well fitted with a stylish range of floor and wall mounted units. There are extensive areas of timber effect work surface with attractive tiled surrounds and with the surface extending to a peninsula unit/breakfast bar. There is a single drainer, stainless steel sink unit, a built-in four ring induction hob with stainless steel surround, filter over and oven beneath and a built-in fridge. There is space and plumbing for a dishwasher, a built-in display cabinet and there are rear and side facing uPVC double glazed windows overlooking the back garden. A cupboard houses one of two boilers supplying central heating. Leading off the lounge area there is a....

### STUDY

With a front facing uPVC double glazed window having outstanding views towards the estuary and the Little Haldon hills as described. Ample space for office furniture. Radiator.

### FIRST FLOOR LANDING

Radiator, hinged access to loft space with pull down ladder and a door opens to a useful over stairs cloaks cupboard with hanging rails and shelving. Large linen cupboard with slatted shelving.

### BEDROOM TWO

An appealing dual aspect room with a front facing uPVC double glazed window taking in excellent views as described across the Teign estuary, the Little Haldon hills, Teignmouth harbour, the back beach and along the East Devon and Dorset coastlines. A side facing uPVC double glazed window has also has tremendous westerly views towards the higher reaches of the estuary, also taking in Dartmoor in the distance with Saddle Tor and Rippon Tor.

### BEDROOM THREE

Another dual aspect room with a side facing uPVC double glazed window also having views across the higher reaches of the Teign estuary towards Dartmoor in the distance, taking in Saddle Tor and Rippon Tor. A rear facing uPVC double glazed window has views towards meadows on the fringes of the village. Radiator.

### FAMILY BATHROOM

With spotlights and two rear facing uPVC opaque double glazed windows. The modern, four piece suite comprises a part curved bath with an attached shower screen, a feature tiled surround and a shower over with dual heads and dual controls, there is a vanity unit with a rectangular wash hand basin with mixer set, a cupboard beneath, an attractive tiled surround and area of surface with cupboard beside, a bidet and a WC. Two ladder style radiators/towel rails and an extractor fan. Additionally there is a built in cupboard providing storage and housing the second boiler supplying central heating.

### INTERCONNECTING FIRST FLOOR ROOM

A versatile space, providing the possibility of a hobbies room or a first floor lounge etc. There is a large front facing skylight taking in views towards the estuary, Shaldon Bridge and the hills above Teignmouth. Radiator and access to eaves storage space, uPVC double glazed sliding patio doors open onto an good sized, recently constructed BALCONY set at the rear of the property, which is laid to composite decking with a brushed steel and glass-work balustrade and with the balcony taking in good views across nearby meadows as well as views towards the higher reaches of the estuary, Haytor and Saddle Tor in the distance.

### PRINCIPAL BEDROOM SUITE

A particularly lovely and stylish room with a large front facing uPVC double glazed window having outstanding views as described towards the estuary, the Little Haldon hills, Shaldon bridge, Teignmouth harbour, the back beach and across the East Devon and Dorset coastlines. There is a comprehensive range of high quality, built-in bedroom furniture comprising two wardrobes and chest of drawer units. Spotlights to the ceiling and a radiator. The bedroom area free-flows to a

**DRESSING ROOM**, where there is a uPVC opaque double glazed window overlooking nearby meadows, a radiator and a comprehensive range of built in furniture comprising a dressing table with two chest of drawer units beneath, a triple wardrobe, built in shelving and a large built in store cupboard.

### EN-SUITE BATHROOM

With a rear facing uPVC opaque double glazed window and full height tiling to walls with inset picture tiles having a seaside motif. The suite comprises a panel bath with mixer set and shower attachment, a vanity unit with rectangular wash hand basin, mirror and shaver light above and cupboard beneath, a WC and a built in shower cubicle with Mira shower. Radiator, spotlights and extractor fan.

### OUTSIDE

To the front of the property, approached from the lane there is a brick paved driveway providing **AMPLE PARKING**. From here an electric "roll up" door opens to a large under house GARAGE, which has a block and beam ceiling, strip lights and power points. Outside, to the front of the property there is an attractive and good sized garden area, laid to a broad sweep of lawn with borders and areas of bedding, well stocked with a good array of shrubs and flowering plants. High hedging provides a good degree of privacy and seclusion and the front garden extends to an attractive side garden, also laid to lawn with a magnolia tree and access to an under croft/cellar with light. Outside to the rear of the property there is a further enclosed garden, partly laid for ease of maintenance being paved with a small area of lawn and areas of bedding with mature shrubs to include hydrangeas etc. There is a gravel area, partly enclosed by low level walling and a trellis which sits in front of a timber shed with window and shelf. Additionally, to the rear there is outside lighting and two under cover seating areas.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band G

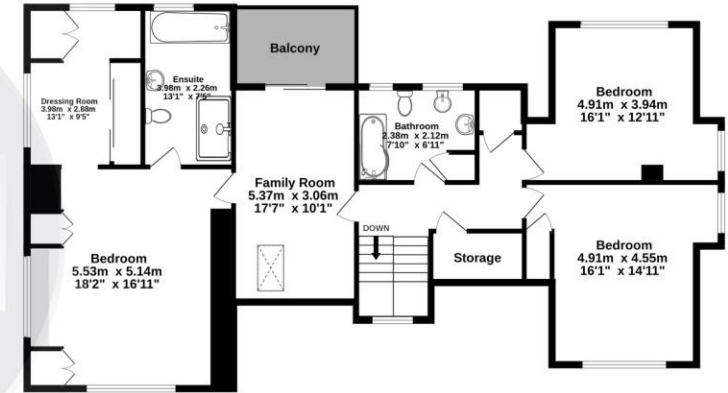
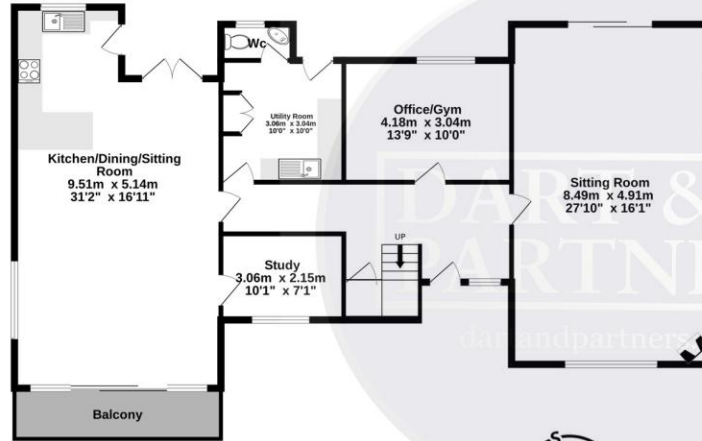
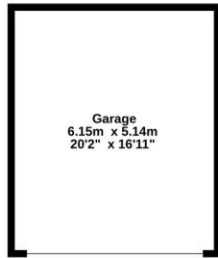
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Lower Ground Floor  
31.6 sq.m. (341 sq.ft.) approx.

Ground Floor  
132.1 sq.m. (1422 sq.ft.) approx.

1st Floor  
119.5 sq.m. (1286 sq.ft.) approx.



**TOTAL FLOOR AREA : 283.2 sq.m. (3048 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	63	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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