



- A BEAUTIFUL PERIOD-STYLE BARN CONVERSION WITH MUCH CHARACTER AND CHARM
- MANY FEATURES TO INCLUDE HIGH CEILINGS, EXPOSED TRUSSES AND BEAMS AND A FEATURE STONE FIREPLACE
- VERY SPACIOUS KITCHEN/DINING ROOM WITH HIGH QUALITY KITCHEN
- INNER HALLWAY/LOBBY AREA WITH UTILITY AND SHOWER ROOM LEADING OFF
- SPACIOUS SITTING ROOM WITH HIGH VAULTED CEILING, GALLERY AND STUDY AREA
- PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND MODERN EN-SUITE
- TWO FURTHER GOOD SIZED BEDROOMS AND A MODERN FOUR-PIECE BATHROOM
- PARKING FOR SEVERAL VEHICLES, LARGE GARAGE AND A MATURE RAISED GARDEN

## Ash Hill, Bishopsteignton, TQ14 9PQ

Guide Price £675,000

A beautiful barn conversion with many character features set in a "tucked away" position within easy reach of the village amenities. Appealing courtyard approach, spacious kitchen/dining room, inner hallway with shower room and utility leading off and a very large sitting room with a high vaulted ceiling, gallery, a feature fireplace and a study area. Principal bedroom suite with dressing room and modern en-suite shower room, two further good-sized bedrooms and a stylish four piece bathroom. Some estuary view, extensive parking, large garage and a mature raised garden.





## Property Description

### LOCATION

Whidborne Court has a charming country lane approach and occupies a "tucked away" position and yet sits within easy reach of the village amenities. 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 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

Originally converted from an agricultural barn in the 1990's Whidborne Court is a beautifully presented property that combines character and charm with elements of modern living. Externally attractive, the property has rendered elevations set beneath a Devon thatch which was renewed around three years ago with a high-set glazed gable on the front elevation. There is a charming paved entrance courtyard and the kitchen/dining room is a particularly large and welcoming space, with the kitchen having a high quality range of units and some good quality appliances, which are included in the sale. There are expansive areas of oak block and granite work surface and the room provides a wonderful space for entertaining, also having exposed floorboards and beams. There is a lobby area/inner hallway with turning stairs rising to the upper







floor and, leading of this space there is a useful utility room and a modern ground floor shower room. The sitting room is particularly notable having a high vaulted ceiling with exposed trusses and beams, a galleried space which can serve as a study, and a fantastic stone fireplace, with the sitting room also opening to the entrance courtyard. There is also a further versatile room leading off the sitting room which can also serve as a study. To the upper floor the accommodation is equally appealing. The principal bedroom suite has a high vaulted ceiling with exposed trusses and beams, and opens to a good size dressing room, as well as having a modern en-suite shower room. There are two further bedrooms, also having high ceilings and exposed trusses, one of which enjoys some views towards the estuary, along with the four-piece family bathroom with roll top bath. In addition to the large entrance courtyard, Whidborne Court has an expansive parking area immediately opposite the entrance to the property, providing parking for several vehicles and also giving access to a large garage. From here steps rise to an elevated and "hidden" garden, which is laid to a broad sweep of lawn surrounded by mature shrubs and trees and with the garden providing a wonderful spot to contemplate the idyllic surroundings and good views towards the estuary and beyond.

From the beautiful paved courtyard approach, a feature panel and part glazed entrance door is approached with two full height double glazed windows to either side, along with outside lighting and a rustic-style entry bell. The entrance door opening to the...

#### KITCHEN/DINING ROOM

This is a fantastic and welcoming space, being spacious with exposed beams and three front facing double glazed high set windows with deep display sills having some views over the nearby rural valley. The kitchen area is comprehensively fitted with a modern range of floor and wall mounted units with numerous cupboards and drawers

with "high gloss" cream coloured fronts. There are expansive areas of oak block work surface with an under mounted Alephi double bowl sink unit with mixer set above. There is an integrated dishwasher, a Stoves seven-ring burner range style stove included within the sale with a contemporary style Premier filter over and a Siemens American style fridge/freezer. There is an island unit with an expansive area of polished granite surface with further drawers set beneath, which also extends to a breakfast bar. There are two front facing double glazed, timber framed small paned windows and feature exposed floorboards throughout this space. The dining space has ample space for a large dining table and chairs and feature wall lights mounted on vertical beams. From the dining area, glazed timber framed double doors with a timber beam above open to a....

#### INNER HALLWAY/LOBBY AREA

A spacious and appealing area with a feature screen, timber panelling to the ceiling, a heavy timber beam and turning stairs with timber balustrades and an under stairs cupboard with coat hooks rise to the upper floor. A multi paned double glazed window has some good views across the surrounding area, taking in rolling countryside in the distance. A fantastic large timber panel door opens to the sitting room. Radiator Feature latch and panel doors open to....

#### UTILITY ROOM

A good practical space with ceramic floor tiles and a fitted unit with an area of oak block work surface with an under mounted Villeroy and Boch butler style sink unit, as well as cupboards beneath. A wall mounted Glowworm boiler supplies gas fired central heating and there is a Mega Flow hot water cylinder, as well as space and plumbing for a washing machine along with a further appliance space. Half height tiling to the walls.

#### GROUND FLOOR SHOWER ROOM

With feature porcelain floor tiles and ceramic wall tiles, the shower room has a modern three piece suite comprising a

recessed shower cubicle with Mira shower and extractor fan, a pedestal wash hand basin and a WC. Mirror, shaver light, ladder style radiator/towel rail and two store cupboards with louvre doors.

#### SITTING ROOM

A particularly wonderful space and a superb "focal point" for the house, having a high vaulted ceiling with exposed trusses and beams. Double glazed French doors lead out to the courtyard approach and there is exposed stone work to two of the walls. There is an imposing Inglenook style fireplace with a high stone surround, a heavy timber beam over with attached lights and a raised quarry tiled hearth with stone surround and bread oven style recess. A front facing double glazed windows overlooks the approach, there are three radiators, wall lights and stairs rise to a feature GALLERIED AREA, which can be used as a study. Opaque glazed double doors open to a further VERSATILE ROOM that has been used as a STUDY with a radiator, spotlights and a wall light.

#### FIRST FLOOR LANDING

Having feature latch and panel doors to the first floor rooms, a mezzanine storage platform with cupboard and a radiator.

#### BEDROOM ONE

A spacious dual aspect room being something of a "showpiece" for the property with a high vaulted ceiling, having exposed trusses and beams and front facing double glazed full-height, gable-set windows having good views over the surrounding area taking in the vineyard and Humber Down Woods. A front facing small paned double glazed window overlooks the approach lane. Two radiators. A white wood grain effect door opens to a DRESSING ROOM with shelves, hanging rails and a radiator. A further white wood grain effect door opens to the....

#### EN-SUITE SHOWER ROOM

With feature porcelain floor tiles, full height ceramic tiling to

the walls and a three piece suite comprising a large shower cubicle with Mira shower, a pedestal wash hand basin with de-mist mirror and extractor fan above and a WC. Ladder style radiator/towel rail and a low set timber framed double glazed window.

#### BEDROOM TWO

Another beautiful room with a high vaulted ceiling with exposed trusses and beams and a front facing small paned double glazed window with window seat having some good views over the approach lane and also taking in views towards the Teign estuary and rolling countryside beyond. Radiator.

#### BEDROOM THREE

Another appealing room with a high ceiling, exposed truss and beams and a front facing timber framed double glazed window overlooking the approach lane. Radiator.

#### FAMILY BATHROOM

The elegant family bathroom has a small paned timber framed double glazed window along with exposed truss and beams. There is a four piece suite comprising a free standing, roll top, claw feet bath with mixer tap, a corner mounted shower cubicle with Mira shower, a pedestal wash hand basin with de-mist mirror and shaver point above and a WC. Ladder style radiator/towel rail, timber framed double glazed small paned window, porcelain floor tiles and feature ceramic tiling around the suite.

#### OUTSIDE

The outside spaces at Whidborne Court are a particular delight, with the property occupying a quiet and "tucked away" position within the higher reaches of the village. There is an expansive approach driveway which Whidborne Court owns and over which the neighbouring properties have rights of access. Timber approach gates open to the aforementioned approach courtyard, a lovely space laid to high quality textured paving slabs and having gravel areas ideal for displaying pots etc. There is a large gravel PARKING AREA, providing parking for several



vehicles with adjoining high-set gardens retained by sleepers and being stocked with a range of shrubs and plants etc. Timber double doors open to the good sized **GARAGE**, which has power and light, and a block and beam ceiling. From the parking area, timber steps rise to a charming pathway laid to bark chippings with mature shrubs on either side which leads to further timber steps which rise to the good-sized private garden. The garden is laid to a large expanse of lawn and occupies an entirely "tucked away" and hidden position, affording a good degree of privacy and seclusion. The lawns are surrounded by a mature range of shrubs and trees to include laurel, red robin, a beech tree and twisted willow etc. The garden provides a beautiful, elevated spot taking in views towards a broad sweep of the Teign estuary, Coombe Cellars and rolling countryside beyond.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band F

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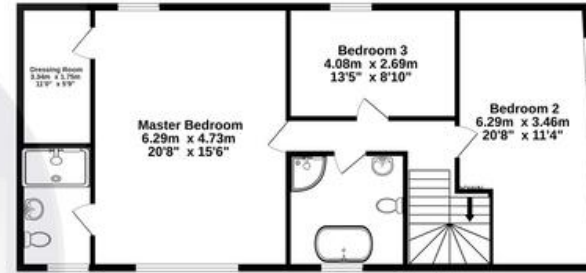
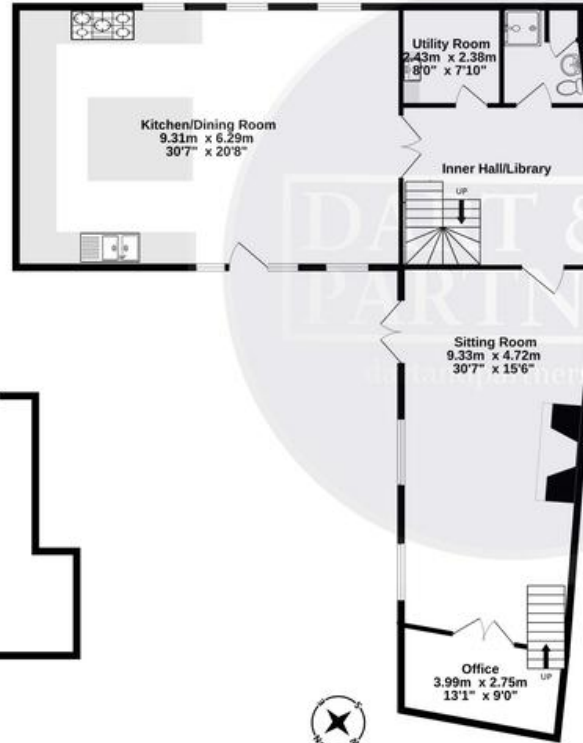
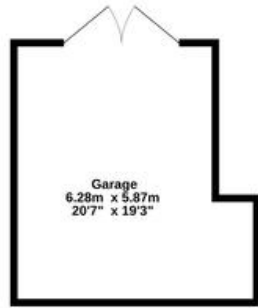
Mezzanine  
8.0 sq.m. (86 sq.ft.) approx.

Ground Floor  
132.2 sq.m. (1423 sq.ft.) approx.

1st Floor  
87.3 sq.m. (937 sq.ft.) approx.



Garage  
32.1 sq.m. (356 sq.ft.) approx.



**TOTAL FLOOR AREA : 229.5 sq.m. (2470 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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