



- A CHARMING SEMI-DETACHED VICTORIAN RESIDENCE
- SITTING ROOM, KITCHEN AND CONSERVATORY
- DINING ROOM/GROUND FLOOR BEDROOM AND G/F BATHROOM
- TWO GOOD SIZED FIRST FLOOR BEDROOMS (EN SUITE SHOWER/DRESSING ROOM TO BEDROOM 1)
- SOME ESTUARY VIEWS
- AMPLE PARKING, CAR PORT AND OUTBUILDING WITH WORKSHOP AND OFFICE
- LARGE MATURE SOUTH FACING GARDENS

**Forder Lane, Bishopsteignton, TQ14 9RZ**

**OIEO £500,000**

A beautiful semi detached Victorian residence set in a good position close to the heart of this sought after estuary village. Sitting room with bay window and feature fireplace, kitchen, ground floor bathroom, conservatory and dining room/bedroom three. Two good sized first floor bedrooms (en-suite shower/dressing room to bedroom one,) brick paved driveway, carport and timber outbuilding with workshop and external office. Large mature south facing gardens and some estuary views.



## Property Description

### LOCATION

Little Lodge well set in a popular area in the ever 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 post office/store, a chemist, a garden centre, a church, a village hall, two public houses, Humber Bam wedding venue and real ale tap house, 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

Little Lodge is a charming semi-detached Victorian residence. Externally attractive, the property has stone elevations with a bay window to the rear, steep tiled roof pitches and finials on the ridge. The accommodation is well laid out and, due to the size of the plot could perhaps provide scope for extension to the rear, subject to the necessary consents. A feature period style entrance door opens to an entrance hall, which in turn opens to an inner hallway with a recess for a dresser. This space free-flows to the attractive kitchen. The sitting room is a lovely space with a bay window overlooking the gardens and a fireplace. There is a dining room/third bedroom to the ground floor, along with a modern three piece bathroom with utility cupboard. In addition there is a good sized conservatory with French doors opening to the gardens, affording a great sense of inside outside living. To the upper floor there are two double bedrooms with the principal bedroom having a well equipped, modern en-suite shower room/dressing room with a range of built in furniture, along with some good views over





the back garden and towards the estuary and rolling countryside beyond. The outside spaces at Little Lodge are particularly notable. Cast iron gates open to a brick paved parking/entrance area providing ample parking and in turn leading to an under cover carport. Beyond this there is a good sized timber outbuilding with a workshop and external office. The gardens are also of particular note, with the south facing rear garden being of a very good size and being predominantly level with sweeping areas of lawn, beautifully stocked areas of bedding and an ornamental pond along with a potting shed.

To the front of the property gated access leads to the side entrance area, which is laid to brick paving. The feature panel and part leaded light glazed entrance door opens to the...



#### **ENTRANCE VESTIBULE**

With ceramic floor tiles and glass panels looking through the conservatory towards the garden. Double opaque glazed inner doors open to the...

#### **ENTRANCE HALL**

An attractive welcoming space which in turn free flows to the kitchen and an inner hallway having a recess for a dresser.

#### **KITCHEN**

The kitchen is fitted with a good range of floor and wall mounted units with extensive areas of laminate roll-edge work surface with feature tiled surrounds. There is a composite, single drainer stainless steel sink unit with mixer set, space and point for an electric cooker with filter over, space for a slimline dishwasher and space for a fridge. A double glazed window overlooks the approach and there are beams and spotlights to the ceiling. Built in display cabinets and wine rack, shelved recess and ceramic floor tiles.



#### **SITTING ROOM**

A particularly lovely space with a rear facing double glazed bay window overlooking the pretty rear garden. An opaque glazed door opens to turning stairs that rise to the upper floor and there is a large under stairs recess. Three radiators, dado

rail and there is a feature fireplace with a carved timber surround, a marble effect inset and hearth and an inset living flame coal effect gas fire. Wall light and ceiling rose.

#### DINING ROOM/GROUND FLOOR BEDROOM

A spacious room with a front facing double glazed window having views over the surrounding area towards Happy Valley and countryside on the fringes of the village. Dado rail, radiator and a feature fireplace with a painted timber surround and an arched cast iron inset.

#### CONSERVATORY

A good addition to the accommodation being hardwood timber framed with a sloping polycarbonate beamed ceiling and having multiple double glazed windows overlooking the driveway, and also taking in views across the lovely back gardens towards countryside in the distance. Ceramic floor tiles, electric panel radiator and french doors open to the back garden.

#### PANTRY

With a tiled floor and tiled shelving, an opaque double glazed window and wall mounted shelving. A cabinet houses the electricity trip switches and meter.

#### GROUND FLOOR BATHROOM

With an opaque double glazed window, a textures ceiling and an extractor fan. Fitted with a modern three piece suite comprising a P-bath with a full height ceramic tiled surround, an attached curved shower screen, a mixer set and an electric Mira shower over, a unit with wash hand basin set into an area of surface with cupboard beneath and a WC beside. Wall mounted timber open shelves/medicine cabinets and a utility cupboard houses the Glow Worm boiler supplying central heating as well as having slatted shelving and space and plumbing for a washing machine beneath.

#### FIRST FLOOR LANDING

With access to loft space and panel doors to....

#### PRINCIPAL BEDROOM

With a high ceiling, a dado rail, a radiator and a double glazed

window taking in excellent views across the back garden and also taking in views towards the Teign estuary and the rolling countryside above Combeinteignhead beyond. From the bedroom space a panel door opens to a LOBBY AREA which in turn opens to the....

#### EN-SUITE SHOWER/DRESSING ROOM

With a side facing opaque glazed window, spotlights to the ceiling and a built in range of cupboards and drawers. There is a modern three piece suite with ceramic tiled surrounds comprising a shower cubicle with vinyl screens and electric shower, a pedestal wash hand basin and a WC. Ladder style radiator/towel rail and a medicine cabinet with shaver point, shelf and mirror above.

#### BEDROOM TWO

With a front facing double glazed window having some good open views across the surrounding area towards Happy Valley and countryside on the fringes of the village. There is a built in wardrobe and a cupboard with shelves and drawer unit. Radiator, high ceiling and dado rail.

#### OUTSIDE

To the front of the property cast iron gates open to the aforementioned side entrance area, which is laid to brick paving and provides ample parking. There is also an outside water tap and a cupboard housing the gas meter, as well as a raised area of bedding, well stocked with shrubs and flowering plants. The brick paved parking area in turn leads to an OPEN CARPORT, also laid to brick paving with timber beams and this space in turn leads to double timber doors which lead to the outbuilding. The outbuilding comprises a WORKSHOP AREA with exposed floorboards, A strip light, power points, and a side facing double glazed window. The workshop area has a timber panel door which in turn opens to the EXTERNAL OFFICE. This is a useful and versatile space with double glazed windows overlooking the garden, a built in desk unit, open shelves and a wall mounted electric heater. There are also exposed beams, spotlights and power points. Little Lodge has a fantastic, south facing, beautifully stocked and predominantly level back garden. Immediately behind the property there is a brick paved

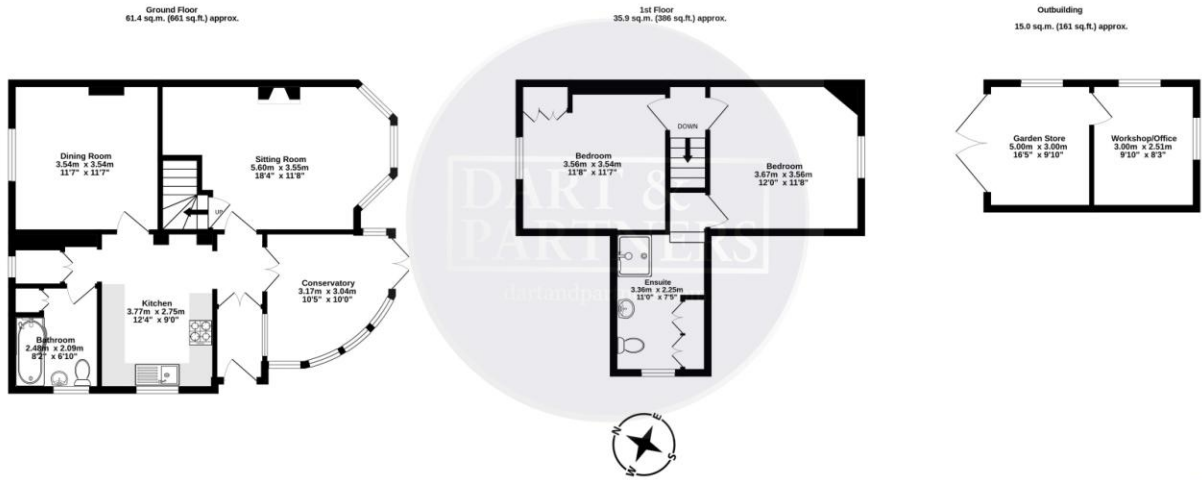
seating area, providing an idyllic spot to contemplate the peaceful surroundings and having a mature climbing wisteria on the back wall of the house. Beyond this there is a beautiful shaped lawn with adjoining areas of well stocked bedding and paving. In the mid section of the garden there are areas of bedding that are also beautifully stocked with a good array of shrubs and flowering plants. There is a further paved area immediately behind the aforementioned timber outbuilding, where there is a mature oak tree and a timber potting shed with shelves and glazed panels. A rustic timber honeysuckle arch opens to the remaining garden area, which is of a particularly good size being laid to a broad sweep of lawn with well stocked borders and with this part of the garden being enclosed predominantly by natural borders and hedging. There is also a corner set paved area with pergola above adjoining ornamental pond with a good array of water plants etc. Also set within the lower area of garden there is a raised rose and herb bed.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band D

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**TOTAL FLOOR AREA : 112.2 sq.m. (1208 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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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