



- AN ELEGANT SINGLE-STOREY DETACHED RESIDENCE
- INCREDIBLY STYLISH INSIDE AND OUT
- FREE FLOWING OPEN PLAN LIVING AREA
- FOUR BEDROOMS (TWO WITH LUXURY ENSUITES) AND AN ELEGANT PRINCIPAL BATHROOM
- STUDY/SNUG, UTILITY ROOM AND DOUBLE GARAGE
- OVER AN ACRE OF GLORIOUS GARDENS
- FAR REACHING COUNTRYSIDE VIEWS

Maidenfield, Maidencombe, Torquay, TQ1 4SY

Offers In Excess Of £900,000

Circa 2000 SQ FT of incredibly stylish and unique detached single storey residence set in a very small development, only a stroll from the beach and plentiful countryside walks. Elegant free flowing reception space, ensuite bedrooms and study. Over an acre of outstanding formal gardens, extensive sun terrace with very far reaching countryside views. A real beauty that must be seen!



Property Description

DESCRIPTION

Circa 2000 SQ FT of incredibly stylish and unique detached single storey residence set in a very small development, only a stroll from the beach and plentiful countryside walks. Elegant free flowing reception space, ensuite bedrooms and study. Over an acre of outstanding formal gardens, extensive sun terrace with very far reaching countryside views. A real beauty that must be seen!

5 Maidenfield is an elegant, single storey architect-designed detached residence finished to exacting specifications. Externally attractive the property has rendered white washed front elevations and dressed local stonework on the back elevation. There are high quality aluminium powder coated triple glazed, thermally broken windows and doors set beneath a living wild flower roof. The beautifully laid out accommodation extends to around 2000 sq. ft plus the garage space and has various high tech features to include a sophisticated lighting system, zonally controlled under floor heating which can be controlled by mobile phone and every room is wired for with two satellite connections TV, FM, data and telephone. The property also has good eco credentials having a "B" rated EPC. A hand made cedar front door opens to the welcoming reception hall, which has prime grade engineered oak flooring which extends throughout the reception areas and there are oak internal doors. There is a cloakroom/WC and various useful store/cloaks cupboards. The beautiful free flowing principal reception area has sitting, dining and kitchen spaces and two sets of bi-fold doors open to the outside, giving a perfect sense of inside/outside living and enjoying wonderful views across the mature gardens towards nearby and distant rolling and Devon countryside. The wonderful entertaining spaces free flow to the kitchen area, which is fitted with an elegant range of units with quartz work surfaces and some high quality integrated appliances. The kitchen area in turn opens to a useful utility room, which also has high quality units and a cupboard housing the manifold for under floor heating. An inner hallway runs through the property giving access to the bedrooms and the principal bathroom. The principal bedroom suite is a





particularly lovely space enjoying good country views and with a dressing area having a good range of built-in bedroom furniture, as well as a stylish en-suite shower room. The second bedroom also enjoys wonderful views and opens to the outside, also having a high quality en-suite shower room. There are two further bedrooms, one of which enjoys country views and one of which is currently in use as a study along with the stylish principal bathroom. Additionally there is a further versatile room currently in use as a second study, but which could serve as a second lounge. The outside spaces complement the inside perfectly. There is an attractive block paved parking area, which in turn opens to the double garage which has a remote control electric door. The plot at number 5 extends to over half an acre and, to the rear there are beautiful mature gardens with shaped lawns, ornamental garden areas and a wonderful range of shrubs, small trees and flowering plants. Part of the garden is planted to a wild flower meadow, with the outside spaces at the rear being a particularly wonderful spot to contemplate the idyllic surroundings.

LOCATION

5 Maidenfield is perfectly set in a "tucked away" position with a private driveway approach, being part of a small select development of just six properties that were completed in 2018. The property is set on the fringes of the picturesque and sought after coastal village of Maidencombe and offers good access to picturesque local beaches along with the South West coast path. The resort of Torquay is set around four miles away with its yachting marina, grand hotels, promenades and various educational facilities to include the renowned Grammar Schools and there is a golf course at nearby Babbacombe. Maidencombe and the nearby village of Stokinteignhead offer various local amenities to include public houses, the Rio Beach Cafe, a community shop and various village amenities. The nearby estuary village of Shaldon and the coastal town of Teignmouth offer a good range of amenities too, with Teignmouth offering a mainline rail link to London Paddington in around two and a half hours. The country town and cathedral city of Exeter lies just over twenty miles to the north, with its Red Brick University, Public

Schools, South Devon College, fine dining and the Princesshay shopping centre etc.

To the front of the property a shared block paved approach driveway leads to the private block paved parking/entrance area, from where the beautiful cedar entrance door opens to the....

RECEPTION HALL

A lovely welcoming space with engineered oak flooring having under floor heating, which extends throughout the property. There is a light tube, spotlights to the ceiling and oak panel double doors open to a useful appliance/store cupboard with spotlights. A further oak panel door opens to the....

CLOAKROOM/WC

With engineered oak flooring, a WC and a wall mounted wash hand basin with mixer set. Spotlights, extractor fan and a de-mist mirror.

The reception hall opens to an...

INNER HALLWAY

With oak panel doors to the various rooms and an oak panel door opens to a cloaks cupboard with spotlight and coat hooks.

RECEPTION/KITCHEN AREA

Also from the entrance hall, oak framed and opaque glazed double doors open to the primary, free-flowing reception and kitchen areas. These beautiful spaces combine to provide wonderful entertaining areas. There are multiple spotlights to the ceiling with sophisticated lighting controls and two sets of bi-fold doors open to the paved terrace and garden at the rear of the property, providing a wonderful sense of inside/outside living and having great views across the beautiful landscaped gardens towards nearby and distant countryside. The sitting area provides a lovely relaxing space and the dining area has ample space for a large dining table and chairs. The stylish kitchen area is fitted with a comprehensive range of luxury units with "high gloss" fronts and there are extensive areas of quartz work surface extending to a breakfast bar, as well as an under mounted one and a quarter bowl Franke sink unit

with mixer set. Integrated appliances include a Hotpoint ceramic hob with filter over, two Hotpoint ovens and a Bosch dishwasher. There is also a light tube in this area and space for a large American-style fridge/freezer. The kitchen area opens to the....

UTILITY ROOM

A good practical space with a window overlooking the approach. There are a range of units matching those described in the kitchen with a further quartz work surface, a large under mounted sink with mixer set and an under surface cupboard housing the manifold for the zonally-controlled under floor heating. There is a large Gledhill, pressurised hot water cylinder as well as under surface space for a tumble dryer and washing machine. A wall mounted gas boiler supplies central heating, there is a wall mounted comms cabinet and the wall mounted electricity trip switches.

STUDY/SNUG

With a window overlooking the approach. Spotlights to the ceiling and ample space for office furniture and a sofa etc.

PRINCIPAL BEDROOM SUITE

With a feature curved, angled wall and windows taking in great views across the gardens and towards countryside. Spotlights to ceiling and there is a dressing area with a comprehensive range of built-in bedroom furniture comprising wardrobes, cupboards and drawers. There is a light tube and an oak panel door opens to the....

EN-SUITE SHOWER ROOM

A luxury en-suite with spotlights to the ceiling, a light tube, and an extractor fan. The modern three piece suite comprises a large walk-in, beautifully tiled shower area with shower having dual heads and dual controls, a large unit with rectangular contemporary-style wash hand basin with mixer set, drawers beneath, shelf and de-mist mirror above and a WC. Ladder style radiator/towel rail and there are ceramic floor tiles.

BEDROOM TWO

Another beautifully appointed space with a curved, angled wall. A glazed door opens to the outside at the rear of the property and also has good views across the garden towards

rolling countryside. There are spotlights to the ceiling and an oak panel door opens to the....

EN-SUITE SHOWER ROOM

Another luxury en suite with a three piece suite comprising a large shower cubicle with glazed screens being beautifully tiled with dual heads and dual controls, there is a contemporary style rectangular wash hand basin with mixer set, drawers beneath, shelf and de-mist mirrors above and a WC. Ladder style radiator/towel rail, extractor fan and a built in shelved medicine cabinet.

BEDROOM THREE

Another lovely space with a large window having good views across the gardens towards rolling countryside. Spotlights to ceiling and a built-in triple wardrobe.

BEDROOM FOUR

Currently in use as a second study with a front facing window overlooking the approach and a comprehensive range of high quality, built-in office furniture with cupboards, drawers, twin desks and open shelves.

PRINCIPAL BATHROOM

With a light tube, spotlights to the ceiling and beautiful ceramic floor tiles. There is a stylish three piece suite with a deep panel bath with full height tiled surrounds, a mixer set, an attached shower screen and a shower over with dual heads and dual controls. Large contemporary style rectangular wash hand basin with mixer set, drawers beneath and de-mist mirror above. WC, shelf, shaver point, extractor fan and a ladder style radiator/towel rail.

OUTSIDE

To the front of the property, the aforementioned private block paved driveway provides ample parking. There is a beautifully stocked raised bed to the front having a good array of shrubs and flowering plants. A remote control electronically operated door opens to the DOUBLE GARAGE with multiple strip lights, a water tap and power points.

To the rear there are outstanding landscaped gardens. Immediately behind there is a shaped seating area laid out on sandstone paving slabs, with this area being partially

enclosed by feature panel fencing with planters having strawberries and Jasmine. On one side of the terrace, steps with adjoining terraces retained by stone walling rise to a pathway that runs along the side of the property and gives access to the living wild flower roof. Beyond the paved terrace there is a beautiful shaped lawn with an adjoining raised bank capped with red robin. This upper area of garden provides a particularly lovely spot to enjoy the views and rural surroundings. A pathway descends through wonderful ornamental gardens, laid to stone and bark chippings with multiple shrubs and plants to include grasses, lavender, mature olive trees and various other shrubs, small trees and flowering plants. Beyond this there is a further large expanse of lawn with a row of ornamental conifers, partially separating this from the remaining grounds. These are also expansive and are laid to mature areas of flower meadow, beautifully stocked with wild flowers and with various further olive trees and small specimen trees. Pathways meander through the flower meadow and, set at the end of the plot there is a composting area and an area with further mature trees to include chestnuts.

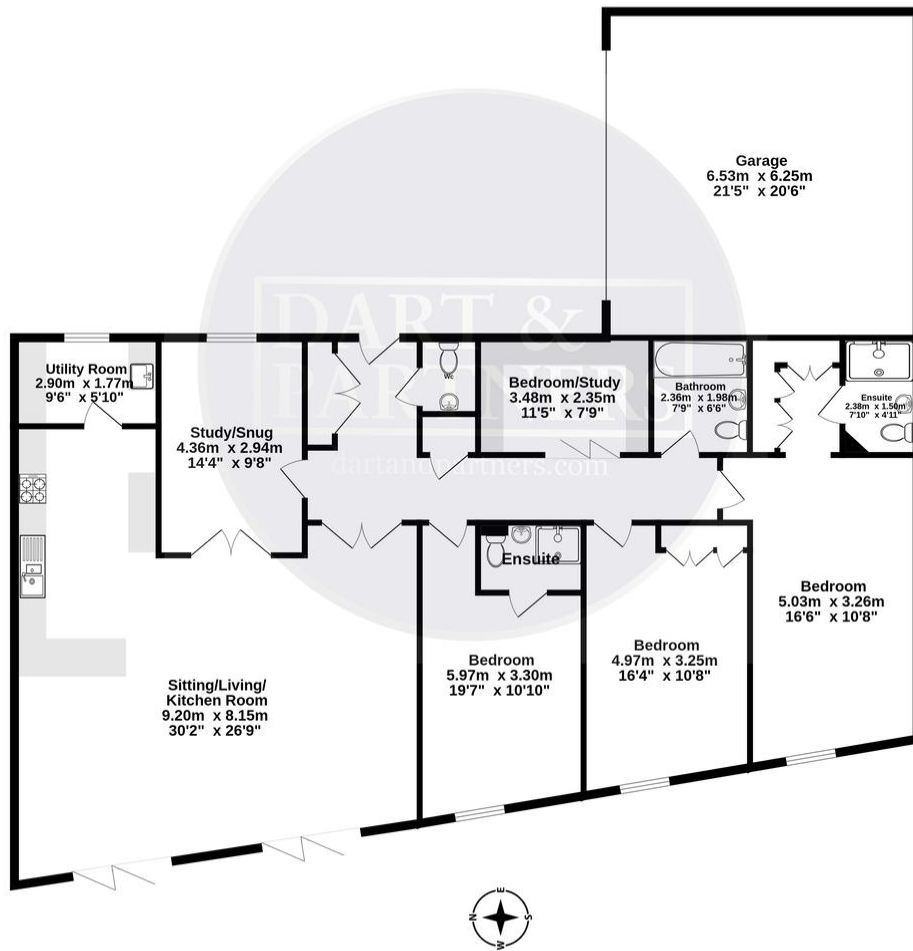
MATERIAL INFORMATION - Subject to legal verification

Freehold

Council Tax Band G



Ground Floor
221.0 sq.m. (2379 sq.ft.) approx.



TOTAL FLOOR AREA : 221.0 sq.m. (2379 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+) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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Teignmouth, 12 The Triangle,
Teignmouth, Devon, TQ14 8AT

www.dartandpartners.com
01626 772507
property@dartandpartners.com

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