



- A DETACHED PROPERTY SET IN AN ENVIABLE "TUCKED AWAY" POSITION
- SITTING ROOM WITH LOG BURNER, DINING ROOM AND GARDEN ROOM
- BESPOKE KITCHEN AND A USEFUL UTILITY/BOOT ROOM
- FOUR BEDROOMS (TWO WITH EN-SUITES,) AND A FAMILY SHOWER ROOM
- WONDERFUL MATURE GARDENS WITH THE PLOT EXTENDING TO OVER A THIRD OF AN ACRE
- EXTENSIVE PARKING AND A LARGE GARAGE
- EXTERNAL STUDIO/WORKSHOP AND TIMBER OUTBUILDINGS
- GOOD ARRAY OF PHOTOVOLTAIC PANELS WITH STORAGE BATTERIES

**Higher Ringmore Road, Shaldon, TQ14 0HH** **£895,000**

An attractive detached residence set in an enviable "tucked away" position with the wonderful mature plot extending to over a third of an acre and adjoining Ringmore brook. Sitting room with log burner, separate dining room, garden room, bespoke kitchen/breakfast room and utility/boot room. Four bedrooms (two with en-suites) and modern shower room. Extensive parking, detached garage with electric door and studio/workshop. Outstanding mature gardens, timber outbuildings, photovoltaic panels and storage batteries.





## Property Description

### LOCATION

Hide Hollow is set in an enviable position, private and “tucked away” in the heart of the pretty Ringmore valley and yet a relatively short walk from the estuary foreshore and Shaldon’s village amenities. Shaldon nestles beautifully between the sandy estuary beach and the pretty hills above. Its strong sense of community is evidenced in its many organisations, including sailing and rowing clubs. The annual regatta and water carnival are well supported, and the annual Shaldon Festival brings people from far and near to enjoy world-class musicians performing over 4 summer evenings. 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-rated “Outstanding” primary school, the Ness House Hotel and a bowling green surrounded by pretty cottages. There is good walking on the south west coast path, and the wonderful Ness Beach is accessed via a tunnel close to the small zoo. Teignmouth is just over a mile away with its lovely promenade, classic Georgian crescent, and pier. The town’s range of primary and secondary education options includes Trinity School. Teignmouth also offers a mainline rail link to both London Paddington and London Waterloo.

### DESCRIPTION

Hide Hollow is a beautifully positioned, 1950s built, extended and much improved detached house. There is a reception hall with a galleried landing set above, providing a light and welcoming space. The sitting room is a particularly lovely room, having oak flooring and a log-burning stove. This space continues into a sun room area which opens to an under-cover external terrace, giving a great sense of inside/outside living. The spacious dining room is ideal for entertaining, while wonderful views of the mature gardens can be enjoyed from the particularly large, all-season garden room. The principal bedroom is set at lower ground floor level and is of a good size, also having a modern en-suite bathroom. There are two upper floor bedrooms, both with great views over the garden, and a modern family shower room. A further good sized bedroom opens to the outside and has a modern en-suite shower room. Amongst a number of relatively recent improvements to Hide Hollow are increased insulation, upgraded double glazing, a 2020 installed gas boiler, and there are owned photovoltaic panels which feed into three storage batteries. The outside spaces are a particular delight with Hide Hollow sitting in a sheltered and extremely private position adjoining Ringmore brook. The gardens are really







something quite special, being a Devon Wildlife Trust recognised wildlife friendly garden and a wide variety of birds, butterflies, moths, bumblebees, dragon flies, damsel flies and other insects being regularly spotted within the grounds. There are sweeping lawns, numerous fruit trees, various specimen trees, hedging plants, herb gardens and a nature pond. A driveway provides extensive parking, there is a useful external workshop/studio, a large garage with an electric door and a car port/external entertaining area beside. In addition there is a cedar summerhouse, sheds and beautiful external entertaining terraces.

From the gravel parking area, steps rise to timber decks outside two entrances. A feature oak panel entrance door opens to the....

### RECEPTION HALL

A lovely, light and welcoming space with oak flooring. Stairs rise to a galleried landing and descend to the lower ground floor. There is a high vaulted ceiling and a radiator, and a uPVC double glazed window which overlooks the gardens.



### SITTING ROOM

A particularly lovely room, which extends to a sun room area and has oak flooring in the main part and ceramic tiled flooring in the sun room space. A large front facing uPVC double glazed window has good views over the approach and gardens, as well as taking in views towards the rolling Little Haldon hills. There is a double radiator and a feature fireplace which has a raised tiled hearth, a painted carved surround and an inset log burning stove. There are wall lights and a modern Fischer HeatCore radiator (which may be included in the sale.) In the SUN ROOM area are two radiators and a vaulted ceiling with a Velux skylight with integrated blind. There is also a hardwood framed double glazed window overlooking the gardens and hardwood framed double glazed French doors lead out onto an appealing terrace, having a canopy and awning.



### DINING ROOM

Another lovely room and a good entertaining space with a high vaulted ceiling and two hardwood framed double glazed windows overlooking the courtyard and the natural surroundings. The room has two radiators, oak flooring, a double glazed Velux skylight with an integrated blind, wall lights and display shelves.

### KITCHEN/BREAKFAST ROOM

A good space providing an attractive "hub" for the house. There are ceramic floor tiles and a range of bespoke units with painted cupboard door and drawer fronts and extensive areas of granite work surface with an under mounted one and a quarter bowl Rangemaster stainless steel sink unit with mixer set over. There is an integrated four ring Neff induction hob with filter over and a built in Neff double oven. There is space and plumbing for a dishwasher, a further appliance space and a recess for a fridge/freezer. There is open shelving, two radiators, a feature light fitment and under surface space for veg baskets/a plate rack. A large uPVC double glazed window overlooks the gardens and has some views over parts of the Ringmore valley. There is also a side-facing uPVC double glazed window with a pleasant outlook. The kitchen opens to the ...

### UTILITY ROOM/BOOT ROOM

With a vaulted ceiling having two Velux skylights and a uPVC double glazed window with some outlook. There is space and plumbing for a washing machine, ceramic floor tiles and a wall mounted gas boiler which supplies central heating and hot water. A uPVC double glazed door opens to a deck outside.

From the entrance hall, steps descend to a....

### LOBBY AREA

With coat hooks and from where a panel door opens to....

### BEDROOM ONE

The principal bedroom suite is a lovely dual aspect room with front and rear facing uPVC double glazed windows overlooking the gardens. There is a recessed area with hanging rail and shelf and good quality vinyl plank flooring. There are two radiators, and double louvre doors open to the....

### EN-SUITE BATHROOM

Fitted with a modern three piece suite comprising a panel bath with attached shower screen, marble-look panelling, dual control for the shower on the mixer tap, and grab bar; a WC; and a pedestal wash hand basin with shelf and shaver light over. Ladder style radiator/towel rail, uPVC double glazed window and extractor fan. The en-suite also has a storage area with open shelves and a hanging rail. From the principal bedroom suite a uPVC double glazed door open to the...

### GARDEN ROOM

A particularly lovely space with insulated vaulted ceiling, ceramic floor tiles, a modern Fischer radiator, and multiple uPVC double glazed windows overlooking the gardens: a wonderful all-season room from which to contemplate the external surroundings. uPVC double glazed doors lead out onto a paved terrace.

### GALLERIED LANDING

With feature panel doors to....

### BEDROOM TWO

A bright, beautiful dual-aspect room with uPVC double glazed windows overlooking the gardens and affording views across towards the Little Haldon hills. The room has a radiator and a built-in wardrobe.

### BEDROOM THREE

Another appealing room with a uPVC double glazed window overlooking the gardens, and a recessed open wardrobe.

### FAMILY SHOWER ROOM

Well fitted with an attractive modern suite comprising: a large open shower area with marble effect panelling, a glazed screen, a shower with dual head and dual controls and a grab bar; a pedestal wash hand basin with mixer set; and a WC with medicine cabinet over. The room also has a uPVC double glazed window and access to the loft space above the ladder-style radiator/towel rail. A panel door with hotel-style towel rails opens to an airing cupboard housing the large pressurised thermal store with attached i-Boost.

### BEDROOM FOUR

A versatile space, with this room also having a uPVC double glazed door opening to the outside and two uPVC double glazed windows overlooking the courtyard area. A timber panel door opens to a cupboard housing the inverter for the photovoltaic panels with a control panel and also having a cabinet containing the lithium storage batteries. There is a double radiator, access to loft space, and a panel door opens to the...

### EN-SUITE SHOWER ROOM

With two uPVC opaque double glazed windows and a modern three piece suite comprising a tiled shower cubicle with electric shower, a pedestal wash hand basin with panelled surround and a WC. Medicine cabinet, timber effect flooring and a ladder style radiator/towel rail.

### OUTSIDE

Hide Hollow has particularly delightful mature grounds. The plot extends to over a third of an acre and the gardens are a wildlife haven. A useful external workshop/studio with light and power is accessed from the tarmac area immediately in front of the house through uPVC double glazed sliding patio entrance doors or through the further uPVC double glazed door to the rear. The driveway adjoins an expansive gravel area which provides PARKING for numerous vehicles, with this space leading to the attractive detached GARAGE, which has timber external panelling, a pitched and tiled roof, eaves storage space, a "roll up" electric entrance door as well as power and light. Set beside the garage there is a useful pergola which can serve as a car port or an external under cover entertaining space. Set beyond this there is an area of garden laid to lawn with raised vegetable planters having two sheds, one of which has power and light and with composting/storage areas behind. A large expanse of beautiful garden adjoining Ringmore brook is laid to broad sweeps of lawn and there are various inset areas of productive vegetable garden as well as an array of fruit trees to include apple and crab apple trees. Set adjoining the aforementioned garden room there is a beautiful paved area surrounded by raised areas of bedding stocked with a variety of small trees to include fruit trees and with an adjoining trellis having a productive vine. The garden sweeps around to the south easterly side of the property where there is a further expansive lawn with beautiful borders stocked with a tremendous array of hedging plants, trees and a plethora of flowering plants. There is a summer house in this area and a beautiful weeping willow sits above a large nature pond with water plants and irises etc. On the south westerly side of the property there are further expansive gardens laid to lawn and nature gardens with a further range of wildflowers and fruit trees including Victoria plum. This area of garden is bounded by mature small-leaf lime trees embedded in a Devon bank,



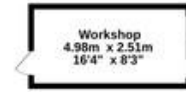
providing a wonderful sheltered spot. Pathways meander through the garden to a further terrace set on the south westerly side of the property with an attractive shaped border and the adjoining aforementioned under cover terrace which interacts well with the sun/dining room. Additionally there is a further partially enclosed courtyard area set at the back of the external workshop/studio.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band F







**TOTAL FLOOR AREA : 191.5 sq.m. (2062 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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