



Lindridge Park, Lindridge, Teignmouth, TQ14 9TF

£750,000

An elegant period-style residence of over 3100 sq. ft. set within the grand Lindridge Park country estate. Outstanding accommodation arranged over three levels and with wonderful views across the 23 acres of formal gardens and the parkland style grounds. Use of swimming pool and tennis court.

NO ONWARD CHAIN!

- A BEAUTIFUL PERIOD STYLE RESIDENCE OF OVER 3100 SQUARE FEET
- STUNNING VIEWS ACROSS THE FORMAL COMMUNAL GARDENS AND GROUNDS
- RECEPTION HALL, CLOAKROOM/WC, STUDY, DINING ROOM, KITCHEN/BREAKFAST ROOM AND UTILITY
- STYLISH FIRST FLOOR SITTING ROOM AND PRINCIPAL BEDROOM SUITE WITH EN-SUITE SHOWER ROOM
- FOUR FURTHER BEDROOMS AND TWO FURTHER BATHROOMS
- BEAUTIFUL OPEN PLAN TERRACE/GARDEN
- TANDEM GARAGE AND PARKING
- ACCESS TO OVER 20-ACRES OF COMMUNAL GROUNDS WITH SWIMMING POOL AND TENNIS COURT



Property Description

DESCRIPTION

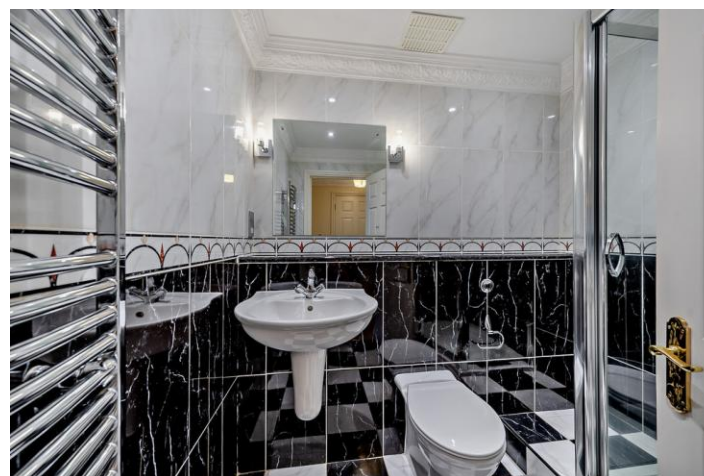
Bishop House is a beautiful town house style residence set in what is known as the mansion house portion of the Lindridge Park Estate. Externally attractive, the property has brick elevations set beneath a Mansard roof with an open entrance porch having a canopy and scrolls above.

The expansive accommodation extends to over 2800 sq ft (plus the garage) and is arranged over three levels. At entrance level there is a spacious and welcoming reception hall with an ornate cornice and a central rose, with similar features extending throughout the accommodation. There is also a cloakroom/WC and a useful cloaks cupboard. Leading off the entrance hall there is also a study, which overlooks the approach and has a good range of built in office furniture. The dining room at ground floor level is particularly spacious, opening to and having wonderful views across the private garden, the Italian gardens and the grounds beyond. This room provides a wonderful entertaining space and in turn opens to the kitchen/breakfast room, which is fitted with a good range of timber fronted units and has some integrated appliances. The kitchen area opens to the breakfast area which, in turn opens to a useful utility room.

At first floor level the landing has stairs rising to the second floor and there is the wonderful sitting room, a particularly stunning and elegant space with three sash windows having truly breathtaking views across the Italian gardens and also having views across parts of Lindridge Park and countryside beyond. There are two secondary bedrooms at first floor level, along with a three piece bathroom.

At second floor level there is a galleried landing as well as the principal bedroom suite, with the primary bedroom space having three windows also enjoying truly wonderful views over the gardens and beyond but from a more elevated perspective. There is a good range of built in bedroom furniture, a dressing area and a large walk in wardrobe. In addition there is a modern three piece en-suite shower room. There are two further bedrooms at first floor level, both of





which overlook the approach and the pergola walkway as well as a three piece bathroom.

Outside, approached from the shared brick paved entrance courtyard, there is a tandem garage (which is held on a long lease) with electric door and a courtyard offers convenient parking. Outside, to the rear, there is an approximately south facing open plan garden/terrace, which is elevated above and has fantastic views across the Italian gardens and the beautiful rolling parkland beyond.

LOCATION

Lindridge Park is a stunningly beautiful country house estate steeped in history, dating back to 1044. The grounds of the estate are set amongst beautiful rolling Devon countryside, just below Humber Down and the Little Haldon hills. Conveying a real sense of past grandeur, Lindridge is one of Devon's oldest manors and was converted in the early 1990's into high-end individual houses. The residents of the 21 properties at Lindridge Park benefit from access to and use of the 23 acres of private estate gardens and grounds, comprising a formal Italianate rose garden with pond and temple, a water garden with waterfall, spacious open areas, wooded walks and stone footpaths shaded by a wisteria adorned pergola and lush meadows etc. There is a heated swimming pool, a croquet lawn and tennis court for more active pursuits. The estate is surrounded by century old trees and enjoys far-reaching rural views. The setting offers great convenience with the cathedral city and county town of Exeter being set around 13-miles away, easily accessible via the A380, with its red brick university, private and public schools and the Princesshay shopping centre. For coastal pursuits and the beach, Teignmouth lies around 5-miles away and the local village of Bishopsteignton with its public houses, vineyard and village amenities is around 2 miles away. There is an 18-hole golf course around 2-miles away on the Little Haldon hills and Humber Barn offers a good local facility.

To the front of the property paved pathways lead to a feature open entrance porch with a canopy, feature molded scrolls, an outside light and a tiled floor. A uPVC double glazed leaded light entrance door with matching side panels opens to the....

RECEPTION HALL

The spacious reception hall has an ornate cornice, a central rose and turning stairs with an under stairs cupboard and a balustrade rise to the first floor. Secure entry phone system and a panel door opens to a cupboard housing the Worcester central heating boiler and having coat hooks. Radiator.

CLOAKROOM/WC

With an opaque double glazed sliding sash window, a WC and a pedestal wash hand basin with a tiled surround. Radiator.

STUDY

A useful and versatile room with an ornate cornice to the ceiling, a central rose and a front facing double glazed, sliding sash window overlooking the approach. There is a comprehensive range of high quality built in office furniture, comprising a large desk unit with feature timber fronted cupboards and drawers beneath, open shelves and a book shelf/cabinet. Dado rail and double radiator.

DINING ROOM

A particularly lovely space, perfect for entertaining with space for a particularly large dining table and chairs. There is an ornate cornice to the ceiling, two ceiling roses, a dado rail and a double glazed sliding sash window has tremendous views across both the private and Italian gardens and meadows beyond. There are two double radiators, wall lights and uPVC double glazed French doors open to the garden, giving a good sense of inside/outside living. From the dining room a large arch free flows to the....

KITCHEN/BREAKFAST ROOM

Another appealing space with a double glazed sliding sash window, also having good views over the private garden, the Italian gardens and meadows beyond. The kitchen is fitted with a high quality range of floor and wall mounted units with timber cupboard door and drawer fronts and there are extensive areas of composite, square edge work surface extending to a breakfast bar with tiled surrounds. There is an inset single drainer stainless steel sink unit with mixer tap and integrated appliances include a four ring Neff gas hob with shelf and filter over, a Neff oven and dishwasher. There is a

display cabinet and the kitchen area opens to the breakfast area where there are further wall mounted cupboards, open shelves, spotlights to the ceiling and space for a large American style fridge/freezer with waterline.

UTILITY ROOM

Having a range of units with cupboard doors matching those in the kitchen and extensive areas of laminate rolled edge work surface with tiled surrounds and an inset single drainer, stainless steel sink unit. Under surface space for a washing machine and tumble dryer and a double radiator.

FIRST FLOOR LANDING

With turning stairs having feature balustrades rising to the second floor, secure entry phone and a panel door opens to a good sized airing cupboard having slatted shelving and the pressurised hot water cylinder. Panel doors open to the first floor rooms and there is an ornate cornice and rose to the ceiling.

SITTING ROOM

The particularly spacious and grand sitting room is an outstanding space with an ornate cornice and two ceiling roses. There are three full height double glazed sliding sash windows enjoying truly breathtaking views across the Italian gardens, parts of the parkland and towards Humber Down woods in the distance. Two double radiators and wall lights.

FIRST FLOOR BATHROOM

With a matching coloured suite comprising a panel bath with an attached shower screen, a full height tiled surround and Mira shower over, a pedestal wash hand basin and a WC, both with tiled surrounds. There is also a large recessed mirror with display shelf and shaver point beside, a double radiator, an extractor fan and an ornate cornice to ceiling.

FIRST FLOOR BEDROOM ONE

Currently in use as a second study and with a double glazed sliding sash window overlooking the entrance courtyard and having some views to the pergola walkway beyond. Double radiator, ornate cornice and central rose to ceiling.

FIRST FLOOR BEDROOM TWO

With a double glazed, front facing sliding sash window overlooking the approach and having views to the pergola walkway. Ornate cornice and central rose to ceiling and a double radiator.

SECOND FLOOR LANDING

Being part galleried with a feature balustrade and a large skylight above the stairwell. ornate cornice and central rose to ceiling, secure entry phone, double radiator and panel doors to the second floor rooms.

PRINCIPAL BEDROOM SUITE

A particularly notable space, having three uPVC double glazed windows with truly breathtaking views from an elevated perspective across the Italian gardens taking in a broad sweep of Lindridge Park, rolling meadows and Humber Down woods beyond. Two double radiators. There is a comprehensive range of built in bedroom furniture comprising wardrobes, cupboards and a dressing table with mirror. Dressing area with coat hooks, ornate cornice to the ceiling and a panel door opens to a large walk in closet with hanging rails, open shelves and a radiator as well as access to the loft space.

EN-SUITE SHOWER ROOM

Fitted with an attractive suite, comprising a large, part curved shower cubicle with dual controls, a pedestal wash hand basin with mirror, light and shaver point above and a WC. Feature ceramic wall tiles, ceramic floor tiles, spotlights, extractor fan and a ladder style radiator/towel rail.

SECOND FLOOR BEDROOM TWO

With an ornate cornice to ceiling and central rose, a good range of built in cupboard/wardrobes and a double glazed sliding sash window overlooks the approach and also has good views towards the pergola walkway and woodland beyond. Double radiator.

SECOND FLOOR BEDROOM THREE

With an ornate cornice to ceiling and central rose and a front facing double glazed sliding sash window overlooking the approach and also having views towards the pergola

walkway. There are a good range of built in cupboards/wardrobes and a double radiator.

SECOND FLOOR BATHROOM

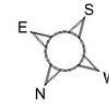
A large space with an ornate cornice to the ceiling and a three piece suite comprising a panel bath with an attached shower screen, a full height tiled surround and Mira shower over, a pedestal wash hand basin and a WC, both with ceramic tiled surrounds. There is also a large display shelf with mirror above, a shaver point, an extractor fan and a radiator.

OUTSIDE

To the front of the property there is a shared courtyard approach with pathways leading to the entrances of the various houses. In addition there is a large brick paved courtyard area, where there is an arched entrance with an electric door which opening to the **TANDEM GARAGE** for number 4, where there is also parking to the front. Outside, to the rear of the property there is a beautiful open garden/terrace. There is outside lighting and a canopy with scrolls above the French doors leads out from the dining room. Immediately behind the house there is a curved paved seating area, which provides the perfect spot to sit and contemplate the views over the wonderful Italian garden and temple, as well as having good views towards rolling parkland and Dartmoor in the west. There are two areas of lawn with a central paved pathway leading to a further terrace where there is an ornamental pond with water plants. Steps descend to the approach lane. The garden has an approximately southerly orientation and occupies an elevated position above the formal grounds giving a wonderful sense of the past grandeur of the Lindridge Park estate.



Bishops House Lindridge Park, Lindridge, Devon
Main House internal area 2,829 sq ft (263 sq m)
Garage internal area 278 sq ft (26 sq m)
Total internal area 3,107 sq ft (289 sq m)



Ground Floor

First Floor

Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

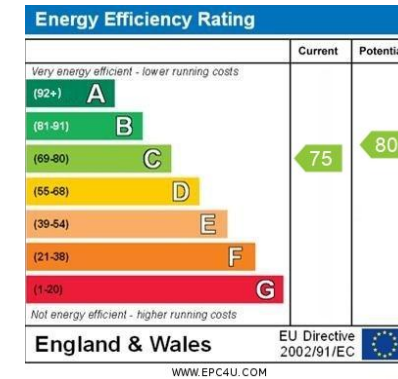
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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The directors of the Lindridge Park Management Company are all residents at Lindridge Park. The most recent annual service charge was £3900 and includes the private water supply and drainage, along with the maintenance of the communal grounds, swimming pool and tennis court.

Freehold
 Council Tax Band G



Teignmouth, 12 The Triangle,
 Teignmouth, Devon, TQ14 8AT

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

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