



- Elegant Edwardian Residence – South-facing, beautiful sea views, close to town and promenade
- 11 Bedrooms – 7 bedrooms in main house, 2-bed annex, plus outdoor living unit and shepherds hut
- Income Potential – External living units generated over £30,000 last year, attractive revenue stream
- Expansive Entertaining Spaces – Stylish receptions, luxury kitchen, well-appointed bath/shower rooms
- Charming Outdoor Spaces – Landscaped, south-facing gardens and terraces, serene spaces for dining.
- Ample Parking & Storage – Extensive parking for family/guests, outbuildings for added flexibility.

Winterbourne Road, Teignmouth, TQ14 8JT

Guide Price £895,000

A substantial Edwardian residence set in a quiet position within half of a mile of the town centre and promenade. Appealing 2 bedroom self-contained ground floor annexe, 1 bed garden studio with en suite and a charming 1 bedroom shepherds hut perfect for Airbnb. Plus a large driveway.

Property Description

DESCRIPTION

A substantial Edwardian residence set in a quiet position within half of a mile of the town centre and promenade. Appealing 2 bedroom self-contained ground floor annexe, 1 bed garden studio with en suite and a charming 1 bedroom shepherds hut perfect for Airbnb. Plus a large driveway.

This beautiful, south facing and imposing Edwardian residence has flexible and expansive accommodation with good sea views, particularly from the upper floors and with the primary accommodation being arranged over three levels. An entrance vestibule opens to the welcoming reception hall, there is an attractive sitting room with a bay window and a particularly stylish kitchen/breakfast room with a high quality range integrated appliances. This space free-flows to a good sized lounge/dining room with a log burner and with these spaces combining to provide an excellent "hub" for the house. Additionally at ground floor level there is a large laundry/utility room and a boot/storage room. Also, on the ground floor level there is a good-sized and comfortable two-bedroom self contained annexe, providing excellent home and income opportunities. The ground floor also features a shower room. On the first floor there is a mezzanine level with a study, an elegant, recently refitted family bathroom, and a separate WC leading off. Leading off the principal first floor landing, there are 4 good sized bedrooms, 2 of which have en-suites and one of which opens to a fantastic balcony, enjoying far reaching sea views. On the second floor, there are a further 3 bedrooms, along with a modern shower room.

The outside spaces are particularly well set out and appealing. There is an extensive parking area, with parking being something of a "premium" this close to the town centre and there is a garage with an electric entrance door. The predominately south-facing gardens are mature and enjoy a good degree of privacy and seclusion with various terraces, a sweeping lawn, water features, a "hidden" garden and there are a good range timber sheds and stores. The garden also has apple, Victoria plum and fig trees. In addition there is a large garden room/external living unit with an en-suite shower room, currently used as ancillary accommodation but which could be converted into a home gym or a studio flat with the addition of a kitchenette. Additionally there are some photovoltaic panels.

LOCATION

This beautiful south facing Edwardian residence is set in a popular residential part of the town, being set within around a half a mile from the town centre and promenade and with close access to local schools and the railway station. Teignmouth is positioned on the





lovely South Devon coastline, approximately 13 miles from the cathedral city and county town of Exeter. There is a fine promenade with sandy beaches, including a classic crescent of imposing Georgian buildings. There are boating opportunities on the estuary and the "back beach" has a selection of pubs and restaurants in a superb marine setting. The town has a wide variety of independent shops and cafes, along with several excellent public houses. There is a supermarket on the west side of the town, along with a theatre and bowling club close to the sea front. Teignmouth has several primary schools, along with a well-regarded secondary school/Community College, and Trinity School, being a private school offering both primary and secondary education. There is a mainline railway station offering a direct link to London Paddington. The junction to the A380 via the B3192 is just under 5-miles away, which can be used to access the A38 and the M5, offering an easy commute to Exeter and beyond.



From the paved entrance terrace, steps with entrance canopy above rise to the composite and part double glazed entrance door, which opens to the....

ENTRANCE VESTIBULE

With feature ceramic floor tiles, a cornice to the ceiling and a panel and part glazed inner door with a feature carved surround opens to the....

RECEPTION HALL

An attractive and welcoming space with a cornice to the ceiling, a feature arch with moulded scrolls, coat hooks, Karndean LVT flooring, and a radiator with an ornate cover. Stairs with a feature balustrade and a carved newel post rise to the first floor. A feature part leaded light glazed panel looks through to the family/dining room. Panel doors open to the principal rooms.



SITTING ROOM

A lovely light and spacious room with a high ceiling having an ornate centre rose, a cornice and a picture rail. A front facing uPVC double glazed window overlooks the south facing garden and has views towards the sea. There is a double radiator, an ornamental fireplace with an electric fire and deep skirting boards.

KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room has been beautifully and recently re-fitted with a stylish range of luxury units comprising numerous cupboards and drawers having extensive areas of quartz work surface. There is a matching island unit extending to a breakfast bar and an under-

mounted one and a quarter bowl, stainless steel sink unit with a boiling water tap. There are feature tiled surrounds, along with a good range of high quality integrated appliances to include a five-ring Neff induction hob with a tiled recessed surround with scrolls, a shelf and a filter over, there are two Neff ovens (one being a combination steam oven,) a Neff microwave, along with a Neff fridge and a Neff dishwasher. A side facing uPVC double glazed window has far reaching views across the nearby valley and there is feature timber-effect Karndean flooring extending throughout this space. There is an ornate central ceiling rose, a cornice and a stylish period-style light fitting. The Kitchen/Breakfast room has a feature arched opening to the....

FAMILY/DINING ROOM

A lovely space that combines with the kitchen to provide a good "focal point" for day to day living. This room also has a high ceiling with an ornate central rose, a cornice and a picture rail. There is a feature fireplace with a timber surround, a tiled hearth and a recessed log burning stove. The Karndean LVT flooring extends throughout this space as well, and a side facing UPVC double glazed bay window area overlooking the lovely gardens. There is also a cat flap, wall lights, a radiator with an ornate cover and built in dresser-style display shelving.

The Kitchen area has a panelled door which opens to the.....

LAUNDRY/UTILITY ROOM

A good, large practical space, also with timber effect Karndean flooring. There are a range of built-in cupboards matching those described in the kitchen with useful shelved storage cupboards, a larder cupboard and a recess for a plumbed-in American style Fridge/Freezer. A recess has an area of surface with an inset single drainer, stainless steel sink unit with mixer tap and tiled surround, as well as a cupboard beneath. There is also under space for a washing machine, along with recessed cupboards. From the kitchen glazed door opens to....

BOOT ROOM/ PORCH

Providing useful storage and having a sloping poly carbonate ceiling, as well as a part glazed door opening to an enclosed internal courtyard with a window beside.

GROUND FLOOR SHOWER ROOM

The ground floor shower room has full height tiling to the walls, 2 louvre style opaque glazed windows and there is a recessed, fully tiled shower area with electric shower and opaque glazed window. There is also a WC and a pedestal wash hand basin with mirror over. Radiator.

LOBBY AREA

With a large recessed built in cupboard and exposed floor boards.

THE ANNEXE

The annexe is a fantastic space providing good home and income opportunities.

ANNEXE LOUNGE/KITCHEN

There is a kitchen area with a modern range of units comprised cupboards and drawers with feature tiled surrounds and extensive areas of laminate roll edge work surface with an inset one and a quarter bowl single drainer stainless steel sink unit. There is under surface space for a washing machine, space for an electric oven with a filter over and a built in display cabinet. A wall mounted Baxi boiler supplies central heating to the annexe only and also, within the kitchen area a UPVC double glazed window overlooks a terrace. The annexe kitchen opens to a lounge area with a radiator and a rear facing UPVC double glazed window overlooks an internal courtyard. A glazed door opens to....

CONSERVATORY/DINING ROOM

The conservatory/dining room has UPVC double glazed French doors that open to an external terrace and a further UPVC double glazed door also opens to the outside. There are wall lights and UPVC double glazed windows overlook the terrace and gardens and enjoy good sea views.

ANNEXE LOBBY

The annexe lounge has a glazed door opening to a lobby area with a UPVC opaque double glazed door opening to the internal courtyard. Radiator, spotlights to the ceiling.

ANNEXE BEDROOM 1

Having a UPVC double glazed window overlooking the courtyard and a recess provides housing for a chest of drawers, as well as having a hanging rail and light. Radiator and wall light.

ANNEXE BEDROOM 2

With a UPVC double glazed window overlooking the terrace. Wall lights and radiator.

ANNEXE SHOWER ROOM

With a sky light to the ceiling and a three piece suite with feature panelled surrounds comprising of a panel bath with a full height tiled surround and an electric shower over, a pedestal wash hand basin with tiled surround and a W.C. There is also built in shelving and a ladder style towel/radiator. Spotlights.

INTERNAL COURTYARD

Sitting between the house and the annex the courtyard is set out on

two levels and primarily laid to gravel. A door opens to an external cupboard housing the Worcester boiler that supplies central heating to the house and also housing the inverter for the PV panels.

MEZZANINE LANDING

Having a feature arch with ornate scrolls and stairs with a feature balustrade and newel post rise to the principal landing. Panel doors to....

WC

Having a UPVC opaque double glazed window a WC and a corner mounted wash hand basin with feature tiled surround.

STUDY

A good home working space, there is a large UPVC double glazed window taking in excellent views across parts of the town towards the sea. built in desk/office furniture. Radiator and shelving.

FAMILY BATHROOM

The family bathroom is beautifully fitted with a luxury suite comprising a large free standing bath with triple controls, a mixer tap and a shower attachment, a low level WC and a wall mounted unit with contemporary-style wash hand basin with a mixer set, drawers below and a medicine cabinet above with shaver point and de-mist mirror. Stylish ceramic tiling around the suite, ladder style radiator/towel rail and a UPVC opaque double glazed window.

PRINCIPAL LANDING

Having stairs with carved newel posts and feature balustrade rising to the second floor and panel doors to.....

BEDROOM 1

An attractive principal bedroom suite with a front facing UPVC double glazed window having a built in storage unit/window seat beneath and taking in tremendous views across parts of the town, taking in St Michaels Church tower and looking out to sea. There is a good quality range of built in triple wardrobes, a picture rail and a contemporary style radiator. A panel door opens to.....

ENSUITE SHOWER ROOM

Comprising a 1200 shower tray with a Mira electric shower overhead. It features a combined floor-mounted basin and macerator WC unit with cupboard drawers, a mirrored medicine cabinet with lighting, USB points and a shaver socket.

BEDROOM 2

A particularly lovely dual aspect room having a picture rail and a contemporary style radiator. Bi-fold doors open to the south facing balcony, with the original feature ornate Edwardian balustrade and

iron work. Through these doors and from the balcony excellent views are enjoyed across parts of the town and out to sea. A side facing UPVC double glazed window also has good views towards the sea.

BEDROOM 3

Another good sized room with a side facing UPVC double glazed window, a picture rail, a dado rail and a radiator. A door opens to the....

ENSUITE SHOWER ROOM

With a tiled shower cubicle having dual controls and a small corner mounted wash hand basin with cupboard beneath and mirror and light over.

BEDROOM 4

Another good sized room with a side facing UPVC double glazed window and a picture rail. There is a recess with a cupboard and an area of surface with a surface mounted circular wash hand basin with tiled surround and mixer set. There is a built in wardrobe with built in chest of drawer units. Radiator

SECOND FLOOR LANDING

Being set out on two levels with a feature balustrade and newel posts around the stair well. The upper landing provides access to useful eaves storage space, while the lower landing level has a UPVC double glazed door leading out onto a roof area. This roof area has potential for an additional outdoor seating area with points for a balustrade that could be fitted. The space offers good views towards parts of the town and Shaldon in the distance. Additionally, a door opens to a large linen cupboard with slatted shelving.

UPPER FLOOR SHOWER ROOM

A well presented space with a large shower cubicle with sliding door, dual heads and dual controls. There is a wall mounted unit with a contemporary style wash hand basin having a mixer set, drawers beneath and a medicine cabinet with de-mist mirror above. WC. There is a UPVC opaque double glazed window and feature tiling around the suite. Ladder style radiator/towel rail and a recessed cupboard.

SECOND FLOOR BEDROOM 1

A good sized room with high ceiling, a double glazed sky light with integrated blind and a walk-in area with a UPVC double glazed window. There is a built in unit with cupboard and a wash hand basin with a tiled surround. Contemporary style radiator.

SECOND FLOOR BEDROOM 2

Having a walk-in area with a UPVC double glazed window taking in good views across parts of the town towards the sea. Access to useful eaves storage space.

SECOND FLOOR BEDROOM 3

A good sized room with a UPVC double glazed window taking in fantastic views across parts of the town and out to sea. Timber effect flooring, radiator and there is a recessed area with a wash hand basin with a tiled surround and mirror over. Built in dressing table/ drawer unit.

OUTSIDE

Approached from Winterbourne road a forecourt area provides parking for several vehicles. Also approached from Winterbourne Road there is a good sized single garage with an electric roll up door.

Steps with feature entrance pillars rise to a paved pathway, which in turn rises to a paved terrace with a feature pergola with passion flowers. Gated access leads through a wisteria arch to the fantastic entrance terrace, which is set out on two levels with a block paved area and a paved area, with the upper space being enclosed by trellising and balustrade. There is an area of mature bedding set immediately in front of the property, which is well stocked with a variety of specimen shrubs and flowering plants. Mature wisteria and climbing roses grow on the front wall of the house and there is a further sizeable raised terrace enclosed by timber balustrade which serves the annexe. This is a wonderful outside spot to sit and contemplate the surroundings and views towards the sea. Set beside the annexe terrace there is a raised decked area with a hot tub with a store/potting shed beside. A timber gate opens to a concealed area from where access is gained to a large storage shed.

Set below the terraces the main expanse of south facing garden is laid to lawn with mature borders providing a good degree of privacy and seclusion. There is a beautiful ornamental nature pond with Gunnera lilies and water plants and the garden borders are stocked with a tremendous variety of plants and trees to include a Fig, roses, apples, Victoria plums and echiums etc. Steps descend to a paved area where there is a further hot tub and outside store. A UPVC double glazed door opens to the....

GARDEN ROOM/EXTERNAL LIVING UNIT

A fantastic and versatile space with vinyl plank flooring, spotlights and a radiator served by the annexe central heating system. There is a side facing UPVC double glazed window and a built in cupboard. The garden room also has a MODERN SHOWER ROOM, which is fitted with a modern three piece

suite comprising a large tiled shower cubicle with dual controls, there is a large wash hand basin with mirror above, a mixer tap and cupboard beneath and a WC with a cupboard above. There is attractive ceramic tiling to the walls and floor and a ladder style radiator/towel rail.

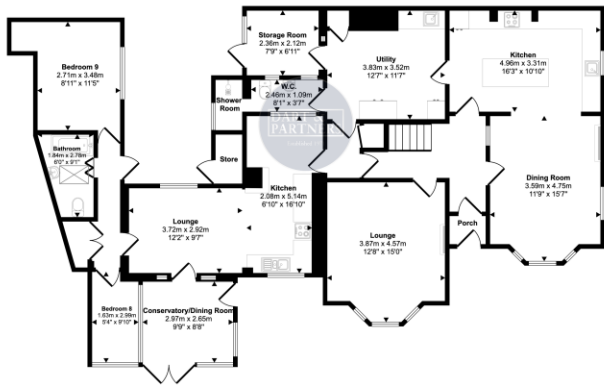
SHEPHERDS HUT/REMAINING GARDENS

Also approached from the lawn a feature rose arch descends to a decked area where access is gained to the beautifully crafted SHEPHERDS HUT, which has steps rising to a timber stable-style front door. The Shepherds hut is beautifully set out internally with double glazed timber framed windows and a large built in bed with shelves above and storage beneath. There is a built in chest of drawer unit with oak block surface above and a bespoke kitchenette area with oak block work surface, a concealed ceramic sink and a cupboard concealing a small fridge beneath. There is also a small corner set log burning stove, timber flooring and a wall mounted cabinet/plate rack. A latch and panel door opens to the shepherds hut SHOWER ROOM, having a shower cubicle with a folding door, a small wash hand basin with cupboard beneath and mirror above and a WC as well as an electric ladder style radiator/towel rail. From the Shepherds hut entrance area paved steps descend to a lovely area of "hidden garden," with an ornamental pond, a fig tree a built in seat. There is a SUMMER HOUSE with decked approach set above this area approached from the aforementioned lawn. A further area at the end of the garden has a hot tub, a gravel area with a raised herb bed and there is a further raised area of garden with a further shed.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band – F

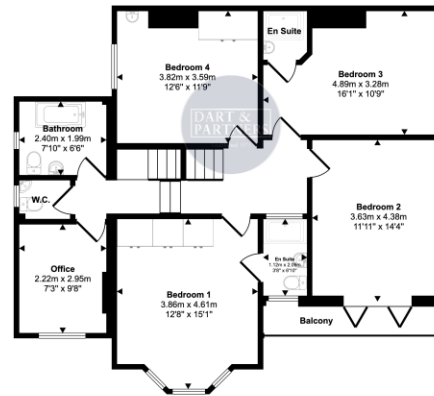
The property has the benefit of Solar Photovoltaic panels and prospective purchasers should take appropriate legal advice with regards to the ownership, feed in tariff payments and any third party agreements that may be in place.



Ground Floor
Approx 156 sq m / 1672 sq ft

Denotes head height below 1.5m

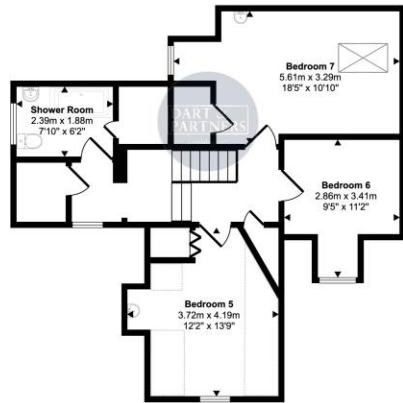
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First Floor
Approx 92 sq m / 987 sq ft

Denotes head height below 1.5m

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Second Floor
Approx 59 sq m / 631 sq ft

Denotes head height below 1.5m

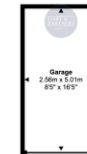
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Garden Room/External Living Accommodat
Approx 21 sq m / 226 sq ft

Denotes head height below 1.5m

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Garage
Approx 13 sq m / 138 sq ft

Denotes head height below 1.5m

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Shepherds Hut
Approx 12 sq m / 127 sq ft

Denotes head height below 1.5m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements