



- FIRST TIME ON THE MARKET IN OVER 50 YEARS
- AN ATTRACTIVE, DETACHED 1930S-BUILT COASTAL RESIDENCE
- ELEVATED POSITION ENJOYING STUNNING SEA VIEWS
- RECEPTION HALL, THREE SPACIOUS RECEPTION ROOMS, AND A SUN ROOM
- KITCHEN WITH SOME INTEGRATED APPLIANCES AND A SEPARATE UTILITY ROOM
- FIVE BEDROOMS (EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM SUITE)
- FOUR-PIECE FAMILY BATHROOM ON FIRST FLOOR, GROUND FLOOR WC
- EXTENSIVE DRIVEWAY PARKING AND A LARGE GARAGE
- ATTRACTIVE LANDSCAPED GARDENS AND TERRACES TO THE FRONT AND REAR

Holcombe Road, Teignmouth, TQ14 8UP

£925,000

A beautiful detached and extended 1930s-built property set in an elevated position and enjoying outstanding far reaching sea views along the coastline. Reception hall, sitting room opening to sun room, dining room, snug/lounge, attractive kitchen and separate utility room. Five bedrooms (en-suite shower room to bedroom one) and a four piece family bathroom. Extensive driveway parking, large garage and mature gardens and terraces to front and rear.



Property Description

LOCATION

Wynnstay is well positioned with an attractive country lane approach, being set just over a mile from Teignmouth town centre and the town's promenade. A nearby footpath gives access to Cliff Walk, where one can take a meandering walk through local parkland to Teignmouth sea front. Holcombe Beach is accessed a short distance away via Smugglers Lane and the approach lane to Wynnstay also continues to the picturesque coastal village of Holcombe, where there is a public house and a village hall. Good country and coastal walks are available close by. 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.

DESCRIPTION

Wynnstay is an attractive 1930s-built detached coastal residence with a long private driveway approach and with the property being set in an elevated position with the windows and outside spaces, particularly at the front enjoying outstanding views over the local coastline and out to sea. The well maintained and well presented accommodation has a welcoming reception hall with stair rising to a large galleried landing above and there is a cloakroom/WC. A snug/lounge also leads off the reception hall. There is an attractive





kitchen/breakfast room with a good range of units and some integrated appliances which then leads to a well sized utility room which includes space for a separate washing machine and tumble dryer. The spacious sitting room has a feature fireplace and two bay windows taking full advantage of the outstanding sea views. In addition there is a large dual aspect dining room with pleasant sea views, perfect for entertaining. To the first floor the accommodation is equally appealing. There is a large principal bedroom suite with a comprehensive range of bedroom furniture and a spacious good quality en-suite shower room. There are four further large first floor bedrooms (one in use as a study,) and a modern four piece family bathroom. Outside, the long driveway opens to a parking area set to the rear of the property, providing parking for several vehicles. There is an attractive raised garden area with mature fruit trees as well as paved terraces, entertaining areas and various well stocked areas of bedding. There is also a large detached garage. Outside to the rear of the property, there are further landscaped gardens and seating areas which enjoy the elevated position and excellent coastal views.

From the parking area, an attractive paved terrace leads to the panel and part glazed front door opening to the reception hall.

RECEPTION HALL

An appealing and welcoming space with a dado rail and turning staircase with a feature balustrade and the galliered landing above and an open area beneath with access to an understairs cupboard. Rear facing obscured glazed window and a side facing obscured glazed porthole style window. Louvre doors open to a cloaks cupboard, there is a radiator and glazed doors open to the principal rooms. A further door opens to the cloakroom WC.

CLOAKROOM/WC

With obscured double glazed window, a dado rail, a WC and a pedestal wash hand basin. Ceramic floor tiles and a radiator.

LOUNGE/SNUG

With a rear facing secondary double glazed sash window and a feature fireplace with a tiled inset and hearth and recessed

display mantle over. Two arched recesses with cupboards beneath, occupy the space either side of the fireplace.

SITTING ROOM

A particularly bright and spacious room, set out in two parts with a pair of rear facing, walk-in bay sash windows with secondary double glazing, capturing the expansive sea view and local coastal landmarks. A feature arch separates the portions of the room with one side including a feature fireplace with a minster-style stone style surround, a raised hearth and an inset living flame, coal effect gas fire while the other offers a recessed alcove ideal for dresser placement and display. Arches to either side of the fireplace provide additional recessed storage and shelving. The room is lit with a mixture of pendant and feature wall lights and is serviced by three radiators. A timber frame door in the centre of the room, with obscure glazing panels to either side opens to the sun room.

SUN ROOM

A lovely space to contemplate the coastal surroundings, taking advantage of the double glazed windows on 3 sides which overlook the gardens and sea views beyond, such as the coastal landmarks of Berry Head, the Orestone and views towards the East Devon coastline. Flooring consists of ceramic floor tiles.

DINING ROOM

A well-proportioned room with space to comfortably seat 10 or more people with space around for sideboard and dresser and circulation from the Kitchen/Utility room as well as the living room. The space is dual aspect uPVC double glazed windows, keeping it well lit throughout the day, with one window in particular providing panoramic sea views, perfect for ship spotting. The space is heated by two radiators.

KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room has a range of good quality fitted units with solid timber cupboard doors and drawer fronts. There are extensive areas of rolled edge laminate work surface with tiled surrounds which have been well-maintained, and an inset one and a quarter bowl composite, single drainer sink unit with mixer set. There are feature exposed brick work, recessed display shelves and a display cabinet. Integrated

appliances include a five-ring burner gas hob, a Neff double oven, a dishwasher and fridge. There is a matching breakfast bar in the centre of the room and a rear facing uPVC double glazed window overlooks the approach and the rear gardens. The space is heated by a ground level fan heater.

UTILITY ROOM

A good and practical space, housing the modern wall mounted boiler which supplies the central heating and hot water, along with space for separate washing machine and tumble dryer under the countertop. A half obscured glazed door opens directly to the outside, allowing for convenient access. A sash window overlooks part of the rear garden, with countertop underneath and with joinery and surface to match the kitchen, which includes an inset, single drainer, stainless steel sink unit. The space is heated by a radiator.

FIRST FLOOR LANDING

The spacious, part galleried landing has a feature balustrade around the stairwell, dado rails and a sash window takes in outstanding sea views towards the Orestone and Berry Head. Traditional and original panel doors open to the principal upper floor rooms and there is hatch access to the loft space. Double doors open to the airing cupboard housing the hot water cylinder and slatted shelving.

PRINCIPAL BEDROOM SUITE

Occupying the upper storey of the property's extension, the bedroom has dual aspect windows with wide-ranging views over the surrounding area, out to sea and towards local coastal landmarks. There is a range of good quality fitted cupboards, wardrobes, chest of drawers and dressing table. The space is heated by a double radiator. The en-suite is then accessed through a central mirrored door.

EN-SUITE SHOWER ROOM

A spacious, luxury en-suite with front and side facing uPVC obscured, double glazed sash windows. The high quality suite has a large shower cubicle with glazed screens, a sliding door and shower attachment with dual heads and dual controls. There is a unit with a wash hand basin with mixer tap set into a large vanity unit with oak fronted cupboard and drawers and with shaver point above. There is a WC, a ladder style heated

towel rail/radiator and full height ceramic tiling to walls and floor. The room is brightly lit by recessed spotlights.

BEDROOM TWO

A spacious and appealing room with a walk-in secondary double glazed box bay sash window, providing tremendous coastal views particularly in the southerly aspect towards Babbacombe, Berry Head and the Orestone. Features within the room include: a double radiator, picture rail and built in recessed cupboards with a display shelf.

BEDROOM THREE

Another lovely double bedroom with a walk in secondary double glazed sliding sash box bay window having excellent coastal views as described previously. Features with the room include: a double radiator, picture rail and a cupboard/wardrobe. There is also a built in vanity unit with wash hand basin set into an area of surface with drawer and cupboard beneath.

BEDROOM FOUR

Another double bedroom occupies the rear of the house with a rear-facing, secondary double glazed sash window, overlooking the rear garden and approach. A radiator heats the space and recessed wardrobe, cupboards and display shelves occupy one wall.

STUDY/BEDROOM FIVE

A versatile room with a rear-facing secondary double glazed sash window, overlooking the approach and rear garden, is currently used as a home office space but could also accommodate a small double bed. Features with the room include a recessed area with cupboards above, built in cupboard/wardrobe, double radiator, built in desk unit with cupboards and drawers beneath, recessed tiled shower cubicle within the room and wall mounted wash hand basin with tiled surround.

FAMILY BATHROOM

The bathroom is well fitted with a modern four piece suite having a deep panel bath, a corner mounted shower cubicle with dual controls, a pedestal wash hand basin with mirror and shaver point above and a WC. Full height ceramic tiling to

walls, ceramic floor tiles and a wall mounted ladder style heated towel rail/radiator. There is also a rear-facing obscured glazed sash window.

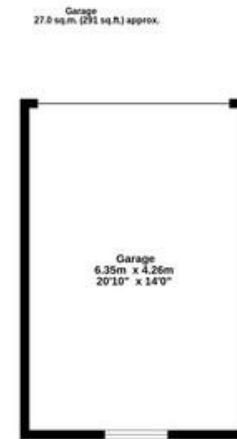
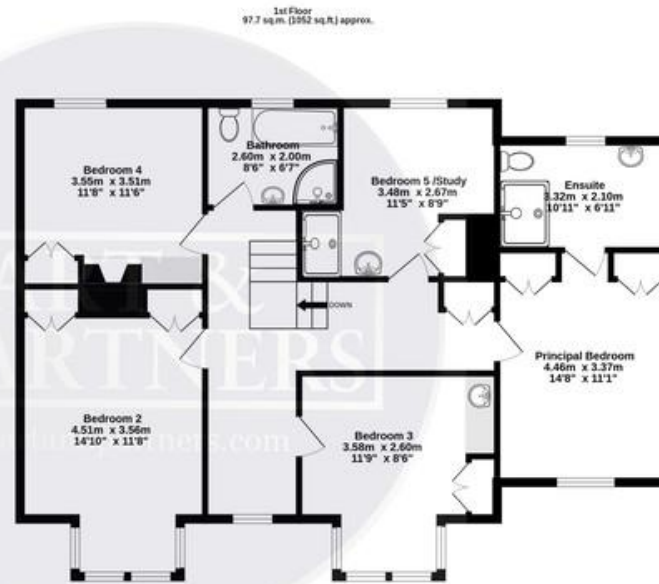
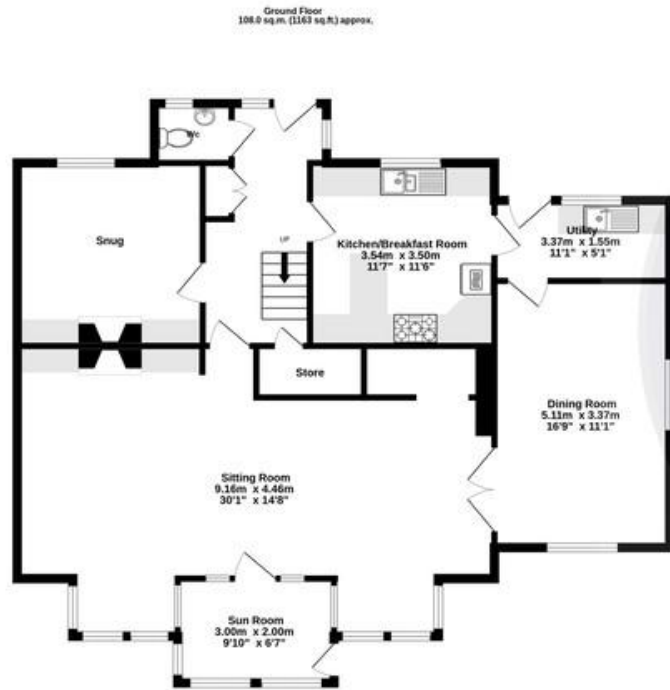
OUTSIDE

To the rear of the property, approached from Holcombe Road, a short section of shared driveway leads to a timber gate which in turn opens to the long private driveway approach, which is flanked by mature hedging on either side and opens to an extensive tarmac parking area. This is located immediately behind the property providing parking for several vehicles. The driveway descends to a further parking area with a balustrade on one side that in turn leads to the up and over door to the large garage, which has a security light, a pitched roof, power and light. Adjoining the driveway there is an upper level of rear garden, approached by way of brick steps. This charming area is laid to lawn and has mature apple trees and borders well stocked with shrubs and flowering plants. There is a further raised area of bedding adjoining the driveway, also well stocked with shrubs and flowering plants. Further brick steps and a ramp descend to a particularly lovely paved external entertaining area, which is a good spot to contemplate the surroundings and sea views. There is an outside water tap and a raised area of bedding, retained by feature timber work. Further steps descend to a paved entrance area at the rear of the house with beautifully stocked bedding above and pathways down either side leading to the front. At the front of the property there are further mature landscaped gardens, which have a south easterly aspect. A pathway which opens to a seating area, extends around the front of the property and is adjoined by a lawn with a border being well stocked border of hydrangeas and various shrubs. From here, paved steps descend to an appealing ornamental area with circular paving surrounded by stone chippings. Further paved steps descend to the remaining area of garden, which comprises two levels of lawn and an area of bedding well stocked with mature shrubs and trees. The front garden is primarily enclosed by timber fencing.

MATERIAL INFORMATION - Subject to legal verification

Freehold

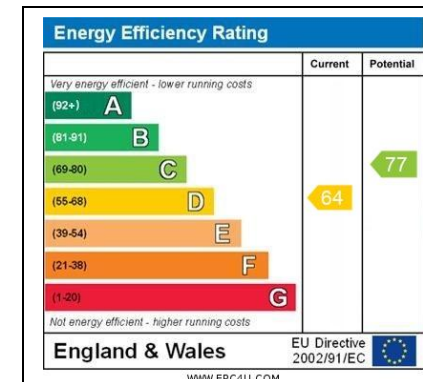




TOTAL FLOOR AREA : 232.8 sq.m. (2506 sq.ft.) approx.

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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