



- AN ELEGANT DETACHED 1920'S-BUILT RESIDENCE
- WONDERFUL VIEWS TOWARDS THE ESTUARY AND BEYOND
- PREDOMINANTLY SOUTH-FACING GARDENS AND GROUNDS OF APPROACHING HALF AN ACRE
- SITTING ROOM WITH LOG BURNER AND A 25 FEET KITCHEN/DINING ROOM OPENING TO A TERRACE
- CLOAKROOM, SCULLERY AND A LARGE UTILITY
- GROUND FLOOR BEDROOM/PLAYROOM AND THREE FIRST FLOOR BEDROOMS
- BATHROOM WITH ROLL TOP BATH AND SEPARATE LUXURY SHOWER ROOM
- EXTENSIVE DRIVEWAY PARKING AND A DETACHED GARAGE/STUDIO

Teign View Road, Bishopsteignton, TQ14 9SZ

£1,250,000

An elegant and beautifully presented detached 1920's-built property set on a predominantly south facing plot of approaching half an acre close to the heart of sought after Bishopsteignton with outstanding estuary views. Sitting room with log burner and a free-flowing, bespoke kitchen/dining room opening to a sweeping external terrace. Large utility room, scullery/pantry and a ground floor bedroom. Three first floor bedrooms, bathroom and a separate luxury shower room. Extensive driveway parking with recently fitted electric entry gates, mature gardens and a large garage/studio.





## Property Description

### DESCRIPTION

Gibhay is a beautifully presented and elegant detached 1923-built residence, set on predominantly south facing gardens and grounds, with the plot extending to approaching half an acre. Externally attractive, Gibhay has brick and rendered elevations set beneath tiles roofs and a stylish 2017-built English Heritage green oak extension sits on the south elevation providing a wonderful 25 foot kitchen/dining space with an AGA, which opens to a sweeping composite decked terrace. The windows and outside spaces on the south side of the house enjoy wonderful views towards the Teign estuary and rolling countryside beyond. There are many outstanding features within the house to include large travertine floor tiles with under floor heating extending from the reception hall through the lobby and kitchen/dining room. The sitting room has a feature fireplace with a log burning stove and some of the rooms have picture rails and high ceilings and there are original panel doors. Secure entry gates open to expansive driveway parking and the landscaped gardens and grounds provide something really quite special, with sweeping lawns and areas of mature bedding. The gardens are mostly enclosed by high boundaries and provide a good degree of privacy and seclusion for a property so close to the heart of the village. In addition, a large detached outbuilding with a high vaulted ceiling and a mezzanine floor formerly served as a garage, and could be reverted but is currently in use as an informal studio/hobbies space.



### SITUATION

Gibhay is beautifully positioned in an elevated and yet "tucked away" position close to the heart of ever popular Bishopsteignton. Pedestrian access from the bottom of the grounds opens onto Berry Hill, giving immediate access from the gardens to the village amenities. Bishopsteignton is a desirable village with a strong sense of community, being set above and beside the beautiful Teign Estuary. The village has many local amenities to include a post office/store, a chemist, a garden centre, a church, a village hall, two public houses, Humber Bam wedding venue and real ale tap house, a vineyard and the Cockhaven Arms. Additionally there is a





well-regarded primary school. The seaside town of Teignmouth is around 2 miles away, with its promenade having a classic Georgian crescent, a sandy beach and a wide range of shops and amenities to include, a mainline railway station, a secondary school, Trinity School offering private education and many cafes and restaurants etc. The estuary offers good boating opportunities and Teignmouth golf course is only 2-miles away. Good accessibility is enjoyed to the A380, making for a fast commute to the cathedral city and county town of Exeter with its International Airport and University.

#### ACCOMMODATION

From the driveway, a path leads to a high open entrance canopy with paving, lighting and feature exposed brick-work. A panel and part glazed entrance door open to the ENTRANCE PORCH, which has a part vaulted ceiling, and windows taking in good views towards the Teign estuary and rolling countryside beyond. There is also a useful cloaks cupboard.

A panel and part glazed inner door open to the RECEPTION HALL, which is a lovely and welcoming space with large travertine floor tiles having under floor heating and an elegant turning 1920's-style staircase. In addition, there is an under stairs cupboard and a panel door opens to a CLOAKROOM/WC.

The SITTING ROOM is a particularly appealing space which overlooks the side garden, having a picture rail and a feature fireplace with a carved surround, a raised hearth and an inset log burning stove. Both the sitting room and a lobby area open to the stylish 25 feet KITCHEN/DINING ROOM, which was added in 2017 and was built by English Heritage with a green oak frame and large travertine floor tiles with under floor heating. There is a vaulted ceiling with multiple spotlights, skylights, feature exposed beams and two sets of hardwood framed bi-fold doors lead out onto an

expansive composite deck, which sits on the south side of Gibhay having a timber and glazed balustrade. Through the doors and from the deck, truly breathtaking views are enjoyed, taking in a broad expanse of the Teign Estuary, a local landmark known as Archbrook and towards rolling countryside beyond. The KITCHEN AREA is fitted with a beautiful range of bespoke units having painted timber cupboard door and drawer fronts and areas of polished granite work surface with matching surrounds. There is an electric AGA, built in cabinets, a built in fridge, a built in dishwasher and an under mounted, double bowl ceramic sink unit.

Leading off the LOBBY there is a useful SCULLERY/PANTRY, newly fitted in 2017 and benefiting from underfloor heating, which has a good range of fitted cupboards and drawers and extensive areas of oak block work surface. There are spotlights, open shelves and a side window has some outlook.

GROUND FLOOR BEDROOM (CURRENTLY IN USE AS A PLAYROOM) with French doors opening to the outside at the side of the property and there are built in cupboards and areas of display surface, one of which houses the hot water cylinder.

UTILITY ROOM which was re-fitted and designed in 20223 is set out in two parts and formerly having been the kitchen with this room overlooking the approach and garden and there are fitted units with multiple cupboards and drawers and extensive areas of Corian-style work surface with an under mounted sink unit and under surface space for utility appliances. The second portion of this room has areas of laminate work surface, a one and a quarter bowl stainless steel sink unit and the wall mounted boiler supplying central heating.

A stable door opens to a useful under cover area at the rear of the property where there are external store

cupboards.

FIRST FLOOR LANDING an appealing, spacious landing with feature a period style balustrade and newel posts and an opaque glazed window above the stairwell.

PRINCIPLE BEDROOM. A particularly lovely space with period styling, a picture rail and with this room having wonderful views as described from an elevated position towards the Teign estuary and rolling countryside beyond. Additionally, there is a good range of built in stylish cupboards and wardrobes.

The SECOND FIRST FLOOR BEDROOM is another highly appealing space, also having a picture rail and good views towards the estuary, countryside beyond and Ringmore in the east.

The THIRD BEDROOM at first floor level has a window overlooking the garden and the westerly aspect and also has built in cupboards/wardrobes.

The LUXURY FIRST FLOOR SHOWER ROOM is a particularly "eye catching" space, with high quality fitments, with this room also having good estuary views and an elegant three piece suite with a large bespoke unit having an area of granite surface, an inset Savoy basin and cupboards below and there is a large tiled shower cubicle with a Mira shower.

In addition at first floor level there is a LUXURY BATHROOM with a three piece suite having a roll top bath and a separate shower cubicle with dual heads and dual controls. There is also a separate WC.

#### THE GARDENS AND GROUNDS

Approached from the driveway there is a SUBSTANTIAL DETACHED BUILDING, formerly having been the garage but

is currently in use as a versatile space, providing the possibility of a studio/hobbies room. This space has a high vaulted ceiling and a separate mezzanine floor with an opaque glazed balustrade, providing a good potential study space. Secure pillared entry gates open at the front of the property to the expansive driveway that opens to a PARKING AREA, providing parking for several vehicles. On the higher side of the driveway there are landscaped garden areas with lawns and mature fruit trees with these higher grounds being enclosed by feature sleeper style timber-work and fencing. A pathway descends to the aforementioned entrance, with areas of bedding on either side stocked with shrubs and trees, and there is an open external store. Set behind the garage/studio a gate opens to an enclosed area, which in turn opens to a timber shed. There is a sweeping side lawn which descends to the main expanse of garden, which has a further large sweep of lawn and is approximately south facing sitting below the aforementioned decked terrace. A high hedge affords a good degree of privacy and a pathway laid to stone chippings is flanked by a well stocked area of bedding. Set at the end of the plot there is a further good sized area of garden, also primarily laid to lawn with a large greenhouse, two timber sheds and a mature apple tree. A timber gate opens to a pedestrian access onto Berry Hill.

MATERIAL INFORMATION - Subject to legal verification

Freehold  
Council Tax Band

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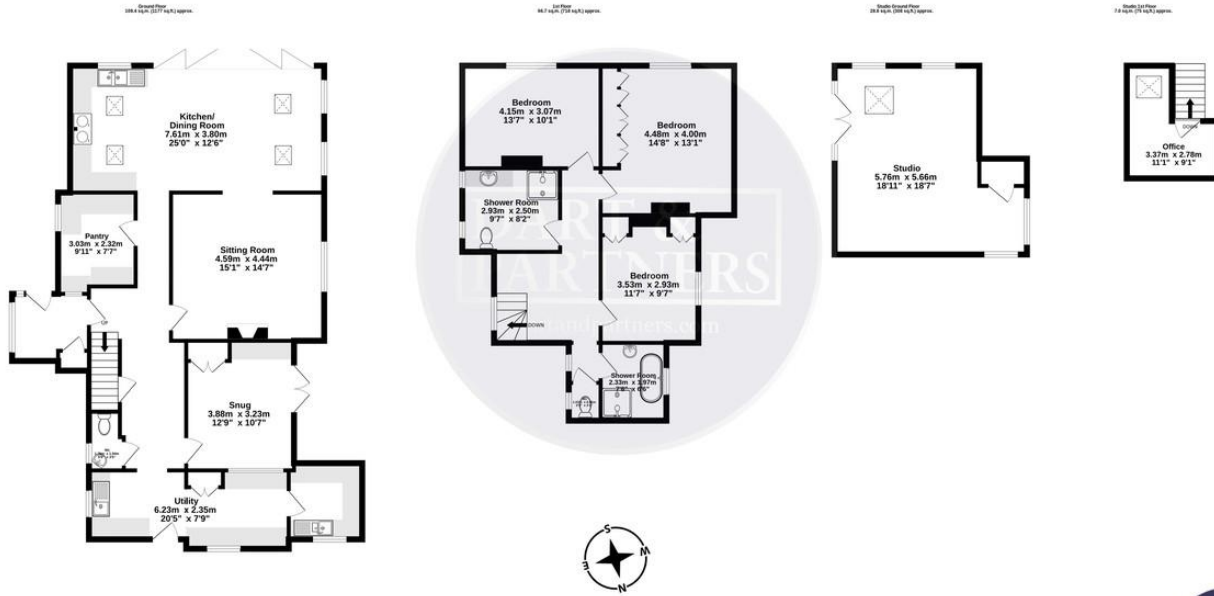
Freehold  
Council Tax Band G

AGENTS NOTE: Detailed planning consent exists for a two story extension which would afford additional



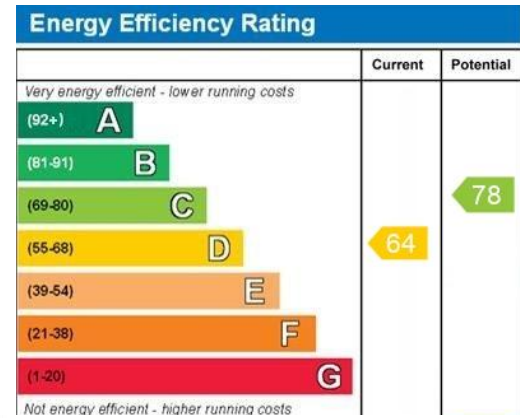
ground floor space and an en-suite bedroom set at first floor level to the rear of the property. Teigbridge planning reference: 24/00208/HOU





TOTAL FLOOR AREA : 211.7 sq.m. (2279 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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