



Orchard Cottage Forder Lane, Bishopsteignton

Guide Price £950,000





Orchard Cottage Forder Lane

Bishopsteignton

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- SUPERB FIVE BEDROOM DETACHED PROPERTY
- SOUTHERLY ESTUARY AND RURAL VIEWS
- THREE RECEPTION ROOMS
- ATTRACTIVE GARDENS
- SWIMMING POOL
- GUEST BEDROOM SUITE
- SOUGHT AFTER VILLAGE LOCATION
- NO ONWARD CHAIN



An outstanding detached property situated on the edge of the popular estuary village of Bishopsteignton. With a plot extending to around half an acre, Orchard Cottage enjoys sweeping south-facing gardens with wonderful rural and Teign estuary views. This spacious family-sized property includes five bedrooms, three receptions, terraces with views, a swimming pool and double garage. There is an adjacent parcel of wooded amenity land of approximately 0.36 acres available by separate negotiation.

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 including a post office/store, a garden centre, two churches, a village hall, community centre, pub, Humber Barn wedding venue and real ale tap house, a vineyard and the Cockhaven Arms hotel and restaurant. 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 including mainline railway station, a secondary school, Trinity School offering private education and many cafes and restaurants. 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.

Orchard Cottage provides very spacious and beautifully presented accommodation which takes full advantage of the superb estuary views. Presented in excellent order throughout with recently updated kitchen, the house has been tastefully decorated in neutral shades and features solid oak flooring to many areas. The versatile layout includes separate sitting and formal dining rooms, a study, and a fabulous kitchen with adjoining utility room. There are three ground floor bedrooms served by a stylish contemporary bathroom and a large reception hall with a fine solid oak staircase rising to the first floor with stunning



sun deck and wonderful en-suite master and guest bedroom suites. The principal areas of garden lie to the front of the property where they enjoy views of the estuary and the passage of the sun through the day. The secluded swimming pool terrace area also benefits from lovely views.

**** NO ONWARD CHAIN ****

Panelled front door with obscure double glazed side panes to....

ENTRANCE LOBBY

Tiled flooring, patterned glass door to....

SPACIOUS RECEPTION HALL

Oak flooring and solid oak staircase, coved ceiling, three radiators, video intercom connecting with the main gates.

LOUNGE

Double glazed patio doors and picture windows giving fine southerly views to the estuary. Wood burning stove set within a brick fireplace with an oak mantel, oak flooring, coved ceiling, wall light points, TV aerial point, two radiators, double glazed French doors to the pool area.

DINING ROOM

Double glazed picture windows with views to the estuary, oak flooring, coved ceiling, radiator, a pair of glazed doors with matching side panels to....

KITCHEN/BREAKFAST ROOM

Extensively fitted with contemporary units with polished stone worktops. High quality integrated appliances, double glazed picture window with view to the estuary. Door to....

BEDROOM 5

A dual aspect room with double glazing and a view to the estuary, radiator, coved ceiling, telephone point, TV aerial point, double glazed door to driveway.





UTILITY ROOM

Stainless steel sink unit and polished granite worktop with a tiled splashback. Oak base unit and space and plumbing for an automatic washing machine and tumble dryer. Worcester gas central heating boiler newly installed in January 2025, coved ceiling, tiled floor, radiator, double glazed window, airing cupboard with radiator, door connecting with the double garage.

BEDROOM 3

Coved ceiling, radiator, TV aerial point, part double glazed door to the pool area.

BEDROOM 4

Coved ceiling, radiator, telephone point, TV aerial point, door connecting with....

STUDY

An obscure glazed window, oak flooring, coved ceiling, radiator, door connecting with bedroom 4.

BATHROOM

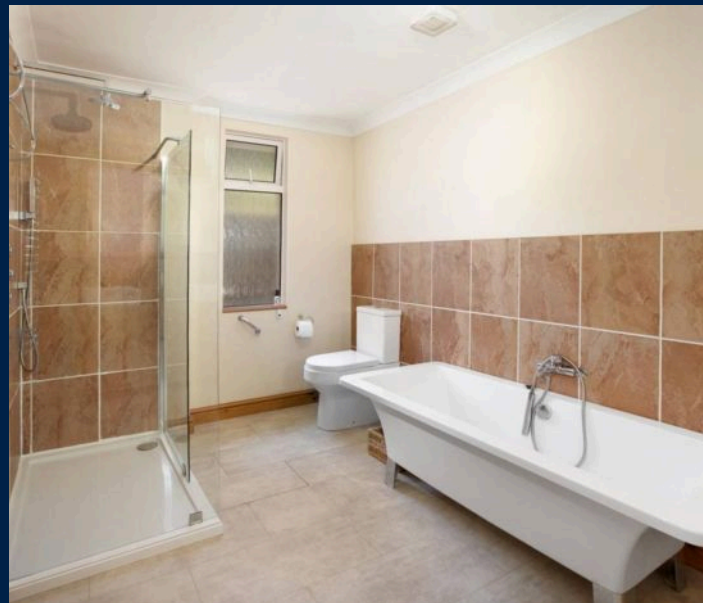
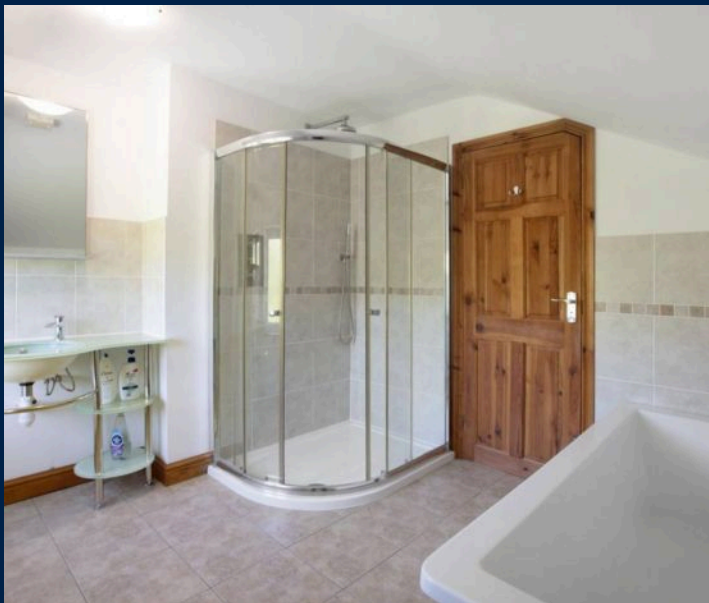
Superbly appointed and featuring a white double ended bath, walk in shower with glazed screen, twin vanity units with oak cabinets beneath, shaver point, close coupled WC, coved ceiling, tiled flooring, extractor, contemporary heated towel rail, obscured window.

FIRST FLOOR GALLERIED LANDING

Oak flooring and double glazed French doors with side panels giving a lovely view south to the estuary and the hills beyond and accessing the large SUN DECK with stainless steel railing and superb views. Radiator.

MASTER BEDROOM SUITE

Double glazed window with wonderful views of the estuary, twin skylight windows, two radiators, spotlighting, wall light points, TV aerial point, telephone point, pair of panelled doors into large walk in wardrobe with spotlighting, further door to....





EN-SUITE SHOWER ROOM

Recently refitted with high quality suite including corner shower enclosure, sink unit, close coupled WC, extractor, Skylight window, contemporary heated towel rail.

GUEST BEDROOM SUITE

A double-glazed window gives further lovely views to the river, twin skylights, wall light points, two radiators, telephone point, TV aerial point, walk in storage cupboard and access to boarded eaves storage. Door to....

DRESSING ROOM/WALK IN WARDROBE

EN-SUITE BATHROOM

White double ended bath and a stylish glass vanity unit with a tiled splashback, large walk-in shower with glazed screens, close coupled WC, contemporary heated towel rail, frosted double glazed window, tiled floor.

OUTSIDE

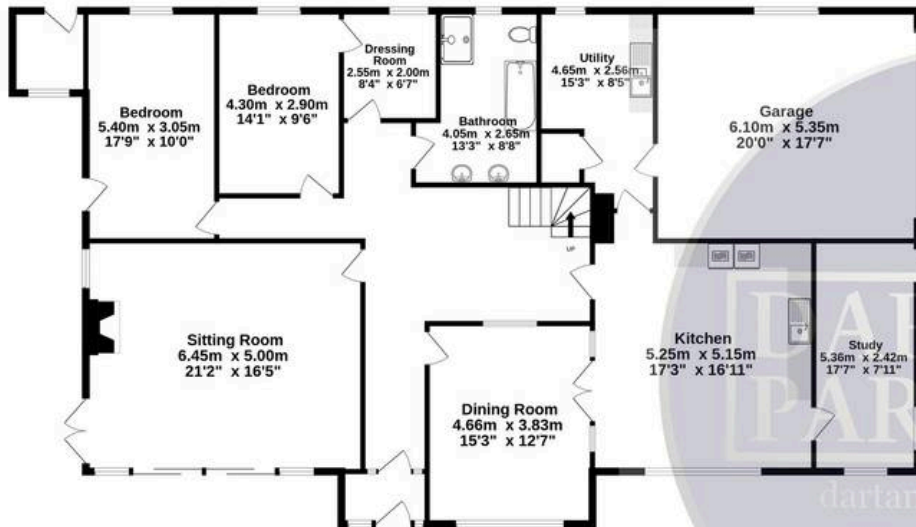
Orchard Cottage is set back Forder Lane and approached via electric timber gates leading to a sweeping driveway with several parking areas including adjacent to the INTEGRAL DOUBLE GARAGE with automatic sectional door, double glazed window, power and lighting, and door connecting with the house. The gardens lie mainly to the front of the house and largely comprise an extensive lawned area with views towards the river and the hills beyond. To the side of the house is the tucked away SWIMMING POOL with terrace. SERVICES mains water, gas and electricity are available. There is a private drainage system and gas fired central heating.

Adjacent parcel of wooded amenity land of approximately 0.36 acres available by separate negotiation. Please contact the agent for further information.

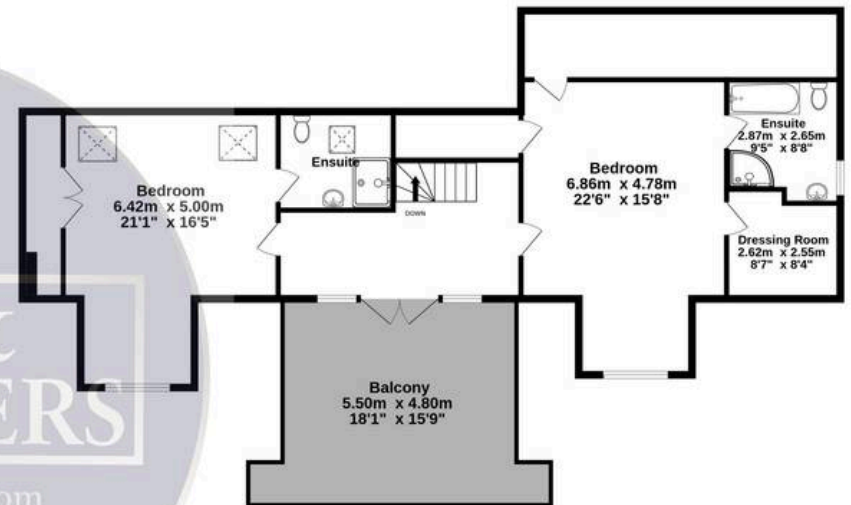




Ground Floor
216.4 sq.m. (2329 sq.ft.) approx.



1st Floor
110.2 sq.m. (1186 sq.ft.) approx.



TOTAL FLOOR AREA : 326.6 sq.m. (3515 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.

Made with Metropix ©2025

