



- AN OUTSTANDING COASTAL RESIDENCE
- AVAILABLE TO THE MARKET FOR THE FIRST TIME IN MANY YEARS
- BREATHTAKING COASTAL VIEWS
- RECEPTION HALL WITH HIGH VAULTED CEILING
- SITTING ROOM, DINING ROOM AND CONSERVATORY
- TWO GROUND FLOOR BEDROOMS AND A MODERN BATHROOM
- PRINCIPAL BEDROOM SUITE WITH EN-SUITE SHOWER/DRESSING ROOM
- GALLERIED STUDY/BEDROOM FOUR
- EXPANSIVE GARDENS AND GROUNDS
- EXTENSIVE PARKING, LARGE GARAGE AND CELLAR/WORKSHOP

Cliff Road, Teignmouth, TQ14 8TW

£900,000

A fantastic coastal residence set in an elevated position with commanding sea views. Reception hall with vaulted ceiling and gallery, sitting room opening to conservatory, dining room opening to balcony and good-sized kitchen. Two ground floor bedrooms and a modern bathroom. Fantastic principal first floor bedroom suite with en-suite shower/dressing room and galleried study/bedroom four. Extensive mature gardens and grounds, ample driveway parking, double garage and large cellar/workshop.



Property Description

LOCATION

Green Gables is enviably located in a private lane setting that leads off the end of sought after Cliff Road. A nearby stile gives access to a public footpath that meanders through fields and parkland towards the town, with Green Gables being set around a mile from the town centre and promenade. 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 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

Available to the market for the first time in many years, Green Gables is a fabulous coastal residence with commanding views towards the sea and along the East Devon and Dorset coastlines. The property is a domer bungalow, originally believed to have been built in the 1950's. The reception hall is a fantastic space with a high vaulted ceiling and galleried landing above. The sitting and dining rooms have bay windows taking full advantage of the outstanding sea views and there is a large conservatory leading off the sitting room. The kitchen is an attractive triple aspect space with a good range of units, there are two ground floor double bedrooms and a well presented ground floor bathroom, providing the possibility of single level living if required. To the upper floor there is a fantastic galleried landing space which has large





windows overlooking the approach and extends through into a study/bedroom space with access to eaves storage. Also on the upper floor there is the fantastic and stylish principal bedroom suite with a large picture window also taking advantage of the breathtaking views and with the principal bedroom suite having a large en-suite shower/dressing room also with access to eaves storage space. The gardens and grounds at Green Gables are particularly notable with the plot extending to around 0.7 acres and adjoining mature coastal woodland. There are expansive lawns, a formerly productive vegetable garden, numerous mature shrubs and trees and the gardens provide a super spot to contemplate the idyllic coastal surroundings. In addition there is a large double garage, expansive parking, an outside store, and a large cellar/workshop. The property has uPVC double glazed windows installed throughout.

To the front of the property there is an entrance area with an outside security light and the composite panel effect entrance door opens to the....

RECEPTION HALL

A lovely spacious, light and welcoming space with a high vaulted ceiling above and a staircase rising to the galleried landing. There is timber flooring throughout this space and a double glazed bay window has an inset door opening to steps that descend to the garden. From the bay tremendous views can be enjoyed over the grounds towards nearby and distant coastline including a local coastal feature known as the Parson and Clerk, parts of Holcombe and views in the distance towards Exmouth, Sandy Bay and to the east Devon and Dorset coastlines. A louvre door opens to an appliance/linen cupboard. Radiator.

SITTING ROOM

An attractive room with a picture rail and a double glazed curved bay window also has tremendous coastal views towards the sea, the Parson and Clerk, Exmouth, Sandy Bay and the east Devon and Dorset coastlines. Feature fireplace with a raised hearth, a tiled surround and an inset living flame coal effect gas fire. Recessed wall lights to either side of the chimney breast. From the sitting room, double glazed French doors open to.....

CONSERVATORY

With multiple double glazed windows, some of which have coastal views and some of which overlook the side garden. Double glazed door opens to the outside at the side of the property. Wall lights.

DINING ROOM

Another lovely reception room and a good entertaining space, also having a double glazed curved bay window with tremendous views towards the Parson and Clerk and the coastline beyond as described. Wall lights. Ample space for a large dining table and chairs and double glazed French doors open to a decked BALCONY with a timber balustrade and with this being another lovely spot to contemplate the coastal views.

KITCHEN

A triple aspect room having a good range of floor and wall mounted units comprising numerous cupboards and drawers and extensive areas of laminate roll edge work surface with some attractive tiled surrounds. There is an inset one and a quarter bowl, single drainer stainless steel sink unit with mixer set and a wall mounted "Ideal" boiler supplies central heating. A feature arched recess with area of surface and tiled surround provides space for a gas cooker with filter over. There is a further feature arched display recess, space for an upright fridge/freezer, a radiator, open shelves and strip lights to the ceiling. Double glazed windows take in views over the gardens and also good views towards nearby and distant coastlines including views towards Exmouth and Woodbury Common in the distance. An opaque double glazed door opens to a SIDE LOBBY with coat hooks, a double glazed window and an opaque double glazed door opening to the outside.

GROUND FLOOR BEDROOM ONE

A spacious triple aspect room with three double glazed windows, one of which looks through the conservatory with the room having views over the entrance, the side garden and towards the sea. Double radiator and ample space for wardrobes and bedroom furniture.

GROUND FLOOR BEDROOM TWO

Another appealing room with front and side facing double glazed windows overlooking the approach and side gardens. Radiator.

GROUND FLOOR BATHROOM

Fitted with a modern three piece suite with attractive half height ceramic tiled surrounds and with the suite comprising a panel bath with mixer set, a WC and a pedestal wash hand basin with shaver point over. Medicine cabinet and two double glazed windows. Ladder style radiator/towel rail.

GALLERIED FIRST FLOOR LANDING

With balustrade and views through double glazed windows overlooking the approach. Opening to....

STUDY/BEDROOM

A versatile space with good views through the aforementioned double glazed windows and with this space having a feature open gallery and balustrade above the stairwell. Spotlights and a louvre door opens to eaves storage space.

PRINCIPAL BEDROOM SUITE

Set out in two parts with the main bedroom space having a large double glazed picture window taking in truly outstanding views over the surrounding area towards the aforementioned coastal features and stretching towards the east Devon and Dorset coastlines as well as Portland Bill on a clear day! Night storage heater, built in wardrobe with mirrored doors and additional storage and various open shelves.

EN-SUITE SHOWER/DRESSING ROOM

A good sized space with a three piece suite having attractive tiled surrounds comprising a large shower area with a folding door, a wall mounted electric shower, seat and a double glazed window overlooking the approach, a pedestal wash hand basin and a WC. Access to eaves storage spaces and night storage heater.

OUTSIDE

To the front of the property, approached via a private lane, a five bar gate opens to the gravelled **PARKING** and entrance area. From here the large **DOUBLE GARAGE** is approached by way of a sliding timber door with the garage having power points, strip lights and windows. Set beside the garage there is a useful external store. The gardens and grounds at Green Gables are really something quite special with the plot extending to around 0.7 of an acre. A side lawn with adjoining patio and area of mature bedding opens to the main expanse of back garden which is bordered by hedging and woodland on the south side. The expansive sweeping lawns descend away from the rear of the property and have borders with a range of mature shrubs and conifers to include a large rhododendron and hydrangeas. This principal expanse of garden provides a superb spot to contemplate the coastal views and surroundings. Set on the east side of the property there is a further expansive lawn with mature areas of bedding having shrubs, trees and camellias. Accessed from below the aforementioned decked balcony a door opens to a useful and large cellar/workshop. Also on the east side of the plot, partially separated from the main expanse of garden by evergreen hedging there is a sizeable and formerly productive vegetable garden, primarily enclosed by fencing and conifers with a greenhouse. Beyond this there is a composting/storage area.

MATERIAL INFORMATION - Subject to legal verification

Freehold
Council Tax Band F



Basement
18.3 sq.m. (179 sq.ft.) approx.



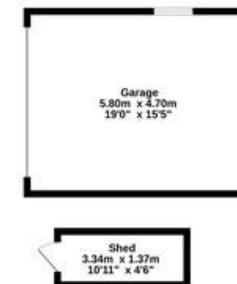
Ground Floor
114.9 sq.m. (1237 sq.ft.) approx.



1st Floor
48.8 sq.m. (523 sq.ft.) approx.



Outbuildings
31.8 sq.m. (343 sq.ft.) approx.



TOTAL FLOOR AREA : 211.9 sq.m. (2281 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	74
(55-68) D	69
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & 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