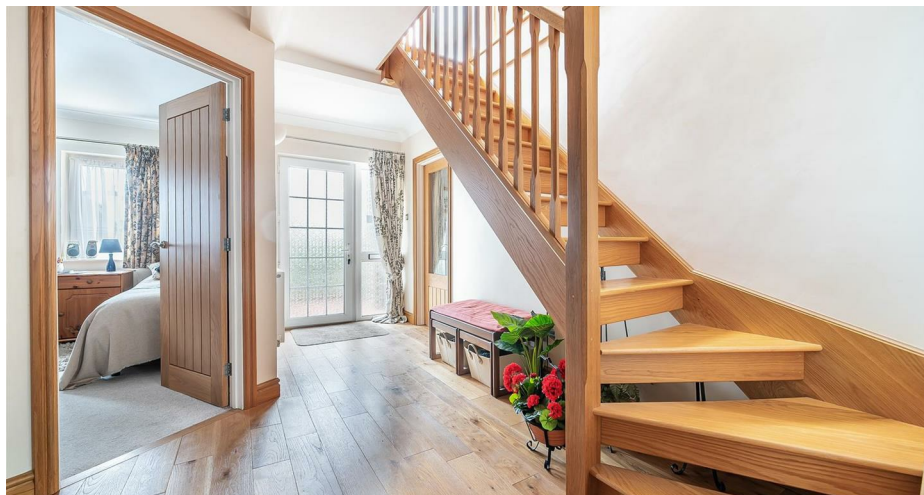




Lantern House





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A stylish well presented detached home with beautiful views along the Teign Estuary with adaptable accommodation including annex potential.

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- Beautiful views along the Teign estuary
- Well presented throughout
- Adaptable accommodation with a ground floor bedroom and bathroom and annex potential
- 3 en-suite bedrooms
- Ample driveway parking and double garage
- Quiet location in this highly desirable village
- Council Tax Band F
- Freehold

Guide Price £725,000

#### SITUATION

Bishopsteignton is a large village, on the banks of the Teign Estuary, located 2 miles from Teignmouth and 4 miles from Newton Abbot, the latter having a mainline railway station with direct links to London Paddington. The A380 dual carriageway is around 2 miles away, providing access to the cathedral and university city of Exeter and the M5 motorway. Exeter also has an international airport with daily flights to London. The village offers a good range of facilities including a shop, post office, chemist, garage, garden centre, vineyard, pubs, hotel and restaurant. There are places of worship and community hall which regularly host clubs and public events. The village, as a settlement, dates back to the Stone Age with evidence of Roman occupation in the area, it expanded greatly during Elizabethan times and today many of the buildings date from the 1800s. The village has also previously been awarded the best village in Devon.

#### DESCRIPTION

Lantern House is a charming and very well presented detached chalet bungalow offering stylish, spacious and adaptable accommodation. The property benefits from two spacious reception rooms on the ground floor along with a bedroom and bathroom. To the rear is another bedroom with a separate sitting room and kitchen area that has been used as an annex in the past and on the first floor are two en-suite bedrooms with lovely views of the Teign Estuary. To the front is ample driveway parking leading to a double garage, and at the rear a landscaped garden with outside seating area.

#### ACCOMMODATION

From the front a door opens into a spacious entrance hall with stairs rising to the first floor and on the left a door leads into the sitting room with French doors opening to the front and there is a gas effect stove fire set in a granite hearth. Double wooden doors open into a dining room with a window to the side and a door into the kitchen. The kitchen is fitted with an attractive range of base, wall and drawer units with a granite work top, integrated dishwasher and a gas fired range for cooking. A window and door look to the rear and a door leads back to the hall. From here a door leads to a well appointed main bathroom fitted with a corner bath and shower cubicle, there is a double bedroom to the front of the house and to the rear a second sitting room and another bedroom. This part of the house could be used as an annex for dependent relative or for additional income.

On the first floor are two double bedrooms, both with en-suites with access to the front onto a balcony with beautiful views along the Teign estuary.

#### GARDENS

The front of the property has a large driveway and an area laid to loose stone providing parking for a number of vehicles and leads to the double garage,. A path with gate also accesses the rear garden and a terrace accessed from the sitting room has views across to the Teign Estuary. The rear garden has been landscaped for ease of maintenance and has paved areas for seating with established plants, trees and shrubs. An area of hardstanding houses the Summerhouse and the garden is private and enclosed with attractive stone wall boundary.

#### SERVICES

Utilities: Mains electric, water telephone and broadband.  
Drainage: Mains  
Heating: Gas central heating  
Tenue: Freehold  
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

#### DIRECTIONS

Bishopsteignton is a large village, on the banks of the Teign Estuary, located 2 miles from Teignmouth and 4 miles from Newton Abbot, the latter having a mainline railway station with direct links to London Paddington. The A380 dual carriageway is around 5 miles away, providing access to the cathedral and university city of Exeter and the M5 motorway. Exeter also has an international airport with daily flights to London. The village offers a good range of facilities including a shop, post office, chemist, garage, garden centre, vineyard, pubs, hotel and restaurant. There are places of worship and community hall which regularly host clubs and public events. The village, as a settlement, dates back to the Stone Age with evidence of Roman occupation in the area, it expanded greatly during Elizabethan times and today many of the buildings date from the 1800s.





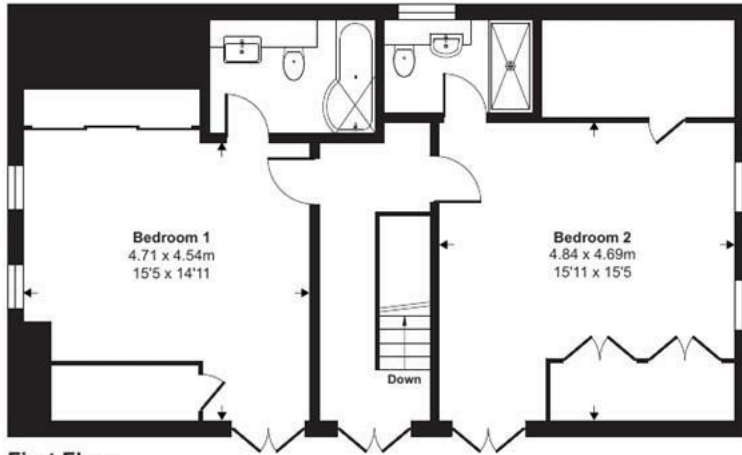


Approximate Area = 2095 sq ft / 194.6 sq m

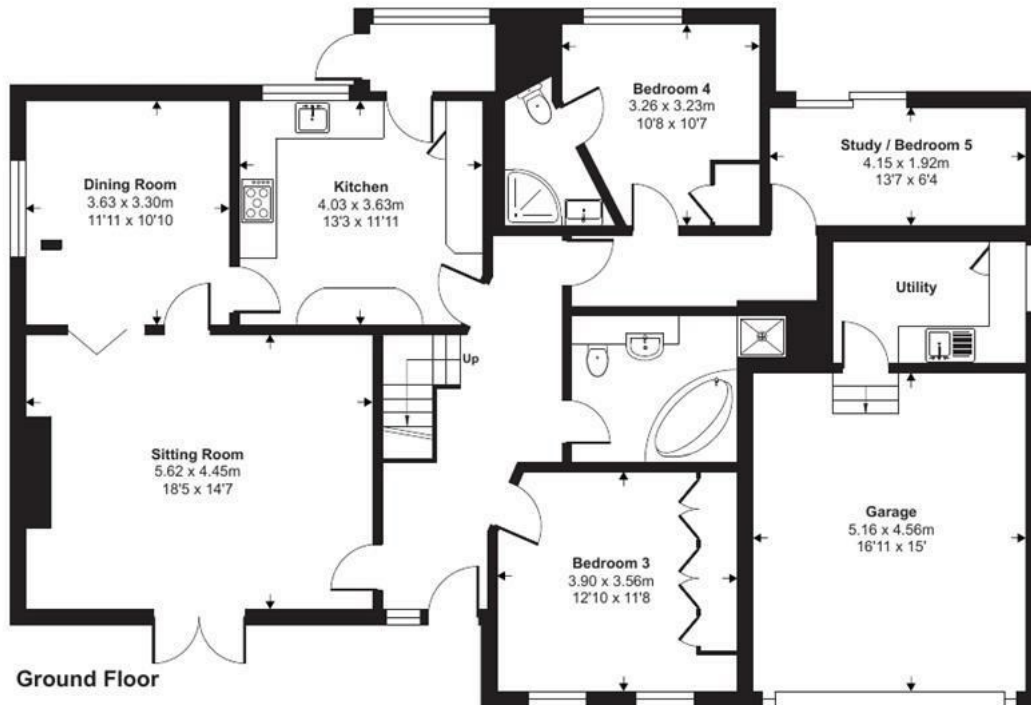
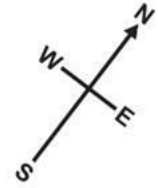
Garage = 317 sq ft / 29.4 sq m

Total = 2412 sq ft / 224 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1147413

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Energy Efficiency Rating		Current	Potential
<i>(Not a rating) - lowest energy costs</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>(Not a rating) - higher energy costs</i>			
England & Wales		EU Directive 2002/91/EC	

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