



Falconers Rest,



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Bishopsteignton, Teignmouth, Devon TQ14 9SU

A stunning, ECO home set in a fabulous elevated position with beautiful views along the Teign estuary and beyond set in attractive grounds of just over 2 acres.

- Stunning, modern ECO home
- Beautiful grounds of just over 2 acres
- Driveway parking and large garage
- Well presented throughout
- EPC: A
- Solar panels and heat recovery system
- Fabulous views along the Teign estuary
- Adaptable accommodation with study
- Council Tax Band: F
- Freehold

Guide Price £1,250,000

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 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 and beyond. 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.



DESCRIPTION

Falconers Rest is a stunning contemporary home constructed for the current owners in recent years to a very high quality and is located in a fantastic private, elevated position with beautiful views along the Teign Estuary and beyond. Constructed with energy efficiency at the fore front, along with low running costs, the property has been built to include solar panels and batteries, solar thermal water heating, a MVHR heat recovery system, Internorm triple glazing throughout with electronic external blinds in the main reception rooms.

At the top of a private driveway, the house sits in a good sized and easy manageable plot of just over 2 acres, with plenty of parking and an impressive landscaped seating area.

ACCOMMODATION

The main door is located to the rear of the house and opens into a lovely entrance hall with a large window overlooking the estuary, and a hallway leading to the left. Stairs lead to the ground floor and on the right is an opening into a stylish and well appointed kitchen/dining room fitted with white gloss fronted units and a range of Neff appliances. There is also a central island with seating and storage under with the kitchen leading round to a fabulous sitting/dining room with wood burner and patio door leading onto a terrace, enjoying beautiful views directly south along the estuary. Along the hall is the main bedroom with a dual aspect, also with stunning views along the estuary, with an en-suite with walk in shower. Bedroom 4/Study can also be found on this floor, along with a useful utility room and separate WC.

On the ground floor are two further good sized bedrooms as well as another well-appointed shower room and leading from the store room is access into a very spacious garage/work shop with a Hormann insulated electric door. The garage also has a dog shower and WC, plus an adjacent store and the house has been future proofed with space to potentially house a lift.

OUTSIDE

Falconers Rest is approached through electric gates with a driveway providing plenty of parking including an area for storing a trailer or motorhome. A path leads round to the rear where there is a lovely area of terraced, landscaped garden providing a pleasant area for outside dining. Beyond, the garden gently rises and is mainly lawn with a number of mature trees and shrubs and at the top, a polytunnel and vegetable area with stunning views of the surrounding area. For ease of maintenance the property comes with an electric robotic mower.

SERVICES

Current Council Tax - F

Mains drainage, water, gas and electricity

Heating: multiple options

Tenure: Freehold

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter head South joining the A380 in the direction of Newton Abbott and Torquay. On approaching Newton Abbott, take the exit signed Kingsteignton and Teignmouth and at the end of the slip way, take the first left onto the A381. Follow the road in the direction of Teignmouth and on reaching Bishopsteighnton, continue past the garden centre and take the next left onto Church Road. Follow the road up the hill, past the church, turn right at the Ring of Bells pub then second left is Manor Road. Entrance to Falconers Rest is a 100 meters on your right



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2086 sq ft / 193.7 sq m (excludes garage)
For identification only - Not to scale

Ground Floor

- Bedroom 1: 4.24 x 3.76m (13'11" x 12'4")
- Bedroom 4: 3.78 x 2.92m (12'5" x 9'7")
- Kitchen / Dining Room: 7.62 x 3.43m (25' x 11'3")
- Sitting Room: 7.57 x 7.32m (24'10" x 24')
- Utility
- WC
- Terrace

Lower Ground Floor

- Bedroom 3: 3.89 x 3.73m (12'9" x 12'3")
- Bedroom 2: 5.08 x 3.78m (16'8" x 12'5")
- Store: 3.78 x 3.48m (12'5" x 11'5")
- Garage: 7.62 x 7.62m (25' x 25')
- WC

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1162792