



Withy Cottage



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Bishopsteignton, Teignmouth, TQ14 9QA

Teignmouth sea front (2.2 miles), Dawlish (4.8 miles), Newton Abbot (4.9 miles)

A beautifully presented period home that effortlessly blends timeless character with modern comforts

- 4 bedroom main house
- Beautifully landscaped garden
- Prime location
- Private balcony
- Council Tax Band: E
- Period property
- Detached annex
- En-suite shower room
- EPC: D
- Freehold

Guide Price £825,000

SITUATION

This delightful property enjoys a prime position on the outskirts of the highly sought-after village of Bishopsteignton—a vibrant and well-connected community nestled along the banks of the picturesque Teign Estuary. Ideally situated just 2 miles from the seaside town of Teignmouth and 4 miles from Newton Abbot, the latter offering a mainline railway station with direct services to London Paddington, the location combines countryside charm with excellent transport links. Bishopsteignton offers a wide range of local amenities, including a village shop, post office, chemist, garage, and even its own vineyard. The village also boasts a selection of welcoming pubs, a hotel, and a popular restaurant. For community life, there are places of worship and public halls that regularly host clubs, activities, and local events—contributing to the village's strong sense of community and appeal for all ages.

DESCRIPTION

Withy Cottage is a delightful period home, beautifully presented throughout, with its origins believed to date back several centuries. Bursting with charm and character, the cottage blends traditional features with practical modern living. From the front, a welcoming door opens into a cosy sitting room, complete with a wood-burning stove set on a slate hearth with an elegant wood effect surround, and a staircase rising to the first floor. Towards the rear, the room opens into a light and airy dining area, featuring French doors that lead directly out to the garden—ideal for entertaining or enjoying the outdoors. To the right, a door leads into the kitchen/breakfast room, which is fitted with an attractive range of units and complemented by a Belfast sink, integrated fridge freezer, and a characterful range cooker. Dual-aspect windows to the front and rear flood the space with natural light. Adjoining the kitchen is a useful utility area with an external door and a convenient downstairs cloakroom. Upstairs, the property offers four well-proportioned bedrooms. The master suite benefits from an en-suite shower room and a sliding glass door opening onto a private balcony with far-reaching views over the surrounding fields—perfect for peaceful mornings or relaxing evenings. A well-appointed family bathroom completes the accommodation, comprising a panelled bath with shower over, low-level W.C., and wash hand basin.



ANNEXE

Located to the rear of the main house is a detached one bedroom annexe used as a very successful holiday Let that could also be used as extra accommodation. The main living space includes an open plan kitchen/living area with two sets of patio doors leading out to a patio garden private for the annexe. There is a double bedroom with ensuite and attached to the rear of the building a very useful store. Fitted within the annexe is an air source heat pump and underfloor heating/heated towel rail. The annexe also has its own Juliet balcony and large self-contained private garden with a variety of beautiful plants, patio/BBQ area and raised decking, perfect for sitting in the evening sun.

OUTSIDE

To the rear, a generous paved courtyard creates an ideal space for outdoor dining and entertaining, complemented by vibrant flowerbeds and raised planters. A charming balcony on the upper floor provides a tranquil spot to admire the serene views. The gated access and additional outbuildings enhance the practicality and privacy of the space. Beyond the patio, a terraced garden brimming with mature trees, vegetable patches, and flowering borders leads into a beautifully maintained orchard and natural woodland backdrop. In the lower section of the garden, five raised vegetable beds and a greenhouse provide ample space for productive gardening, leading down to a gently flowing stream and a small wildlife pond that encourages biodiversity. This area also features two sheds for storage and a chicken pen set on a concrete base, perfect for small-scale poultry keeping. The property sits within almost half an acre of beautifully landscaped gardens arranged in three distinct sections, offering a blend of functionality and charm. Additional practical features include further parking above the house—accessed via a separate gated entrance from the road—with ample space for a boat or camper van. A newly installed sliding electric gate opens onto the main driveway, offering secure parking for up to seven cars. Surrounded by open fields and farmland, the cottage enjoys a peaceful rural setting with minimal noise disturbance, yet remains conveniently accessible to the nearby village and a selection of attractive seaside towns.

SERVICES

Utilities: Mains electricity and water
Drainage: Bio digester septic tank - compliant with General Binding Rules 2020.
Heating: Main House: Oil fired. Installed in 2019 in the main house and provided for the Log burner.
Annex: Air source heat pump and underfloor heating
Tenure: Freehold
Standard, Superfast and Ultrafast broadband available. (Ofcom.)
EE, Vodafone and O2 network available. Wi-Fi calling used indoors. (Ofcom).

DIRECTIONS

Exit Exeter via the A379. Join the A380 southbound towards Torquay/Teignmouth. Continue on A380 for approximately 12–15 miles, bypassing Newton Abbot. Take the exit for B3192 (signposted Teignmouth) and follow into Bishopsteignton (just before reaching Teignmouth). Just before entering the village, take a sharp left onto Coombe Way and the property will be found on your left.



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			76
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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