



Tides Reach, Bishopsteignton, Devon





A beautiful home with great potential in the heart of Bishopsteignton with views over the estuary.

Summary of accommodation

Ground Floor

Reception hall | Sitting room | Dining room | Kitchen | Breakfast room | Study | Utility | Reception room | Two treatment rooms | Three WC's

Annexe with living room, kitchen, bedroom and bathroom

First Floor

Galleried landing | Principal bedroom with dressing room and en suite | Three further en suite bedrooms

In all about 10.72 acres

Distances

Teignmouth 2 miles, Exeter 17 miles, Newton Abbot 4.3 miles (London Paddington 2 hours 15 mins)

(All distances and times are approximate)



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Situation

Tides is beautifully located being “tucked away” and yet within easy reach of the ever-popular Bishopsteignton.

This desirable property is set above and beside the beautiful Teign Estuary, around 2 miles from the seaside town on Teignmouth. There are many local amenities to include a Post Office, a village shop, a chemist, a garden centre, two churches, a village hall, a community centre, a doctor's surgery and two public houses.

Good nearby educational facilities include a well-regarded primary school in the village, a community college in Teignmouth, along with Trinity School offering private education at primary and secondary level as well as Stover in Newton Abbot and the renowned Grammar Schools in Torquay.

Teignmouth and Newton Abbot provide the mainline railway links to London Paddington and the rest of the UK. The International airport of Exeter is also within easy reach and gives access to a great number of European destinations.

The area provides a wide choice of sporting facilities including several golf courses and excellent riding and walking country.





The nearest beach can be found at Teignmouth with other popular destinations such as Dawlish only moments away as well as the desirable village of Shaldon.

The estuary offers good boating opportunities and Teignmouth golf course is only 2 miles away, set on the hills above the town. For walking, the wonderful south west coast path is accessible from Teignmouth and Dartmoor is accessible via Bovey Tracey, around 8 miles away. More extensive business, shopping and recreation facilities can be found in Newton Abbot and the cathedral city of Exeter which is an easy drive.

The property

Tides Reach presents a distinguished architectural home, crafted in 1996 with locally sourced quarry stone under the discerning eye of its current owner. Nestled at the terminus of a private drive, this property exudes an air of exclusivity, providing serenity and seclusion. The residence emanates elegance and grandeur while embracing a tastefully understated design ethos. Expansive floor-to-ceiling windows and doors grace all principal rooms, seamlessly blending indoor and outdoor spaces to showcase panoramic vistas of rolling lawns and serene waterscapes.



The property is currently configured as a four bedroom family home with a self-contained one bedroom apartment in the east wing and a commercial business suite in the west wing. The potential exists to amalgamate both wings into a single, substantial dwelling. Recent planning permissions allow for the addition of a detached one bedroom annexe, complementing the existing structure with matching stone façade and panoramic views, ideal for auxiliary purposes.

Upon entry, the grandeur of the residence is immediately evident in the spacious entrance hall, adorned with sleek ceramic tiles and a bifurcated staircase leading to the galleried landing above. The ground floor boasts an impressive sitting room featuring an artisanal iron works fireplace by Dominique Lambert and expansive windows overlooking the rear lawn and Estuary. The formal dining room, also adorned with full-width windows, offers picturesque views of the garden and Estuary. The well-appointed kitchen features ample cabinetry, a breakfast bar, and high-end appliances, including a Britannia range with double oven, 7-ring hob, and integrated dishwasher. The breakfast area, bathed in southern light, provides a relaxed dining space with views of the garden and Estuary.

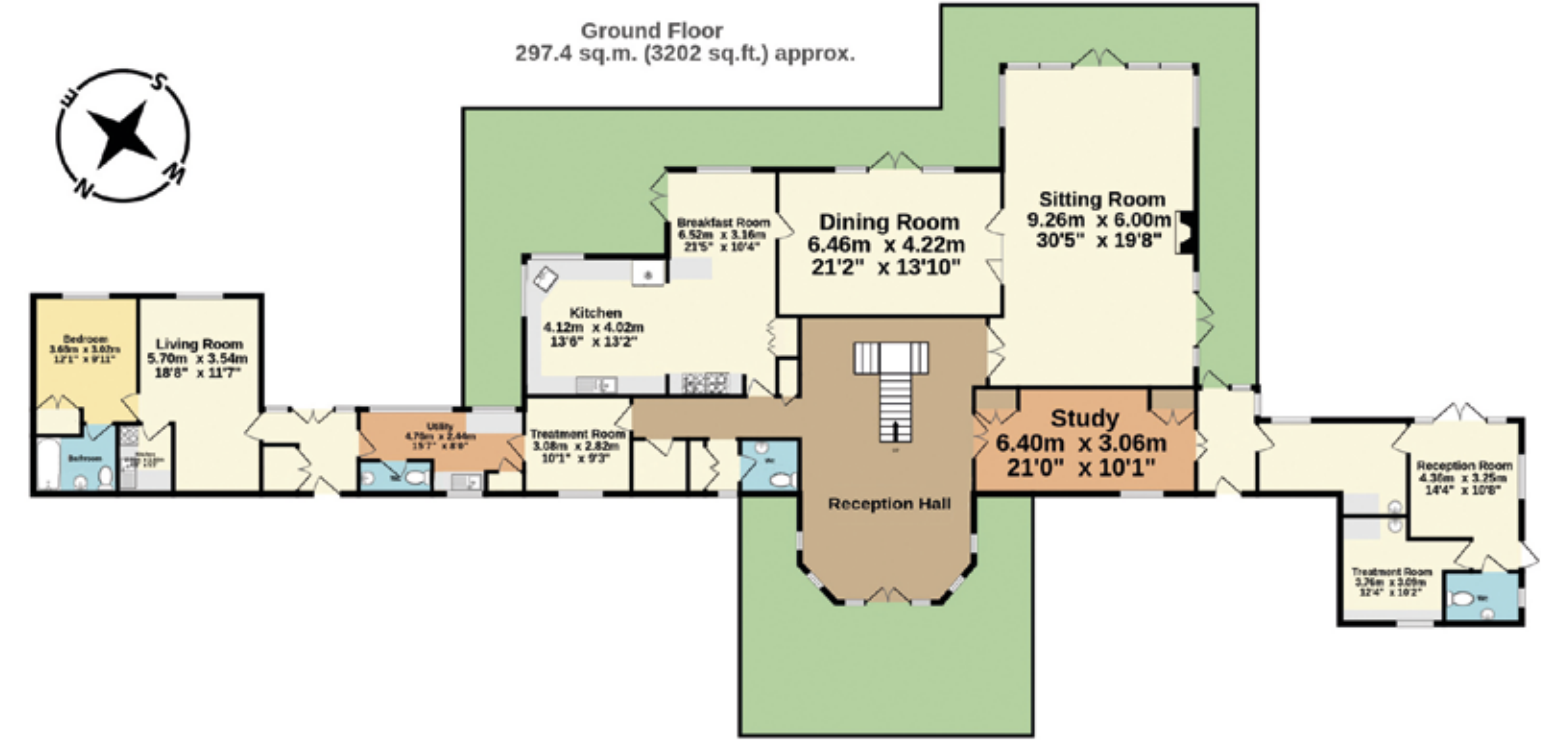
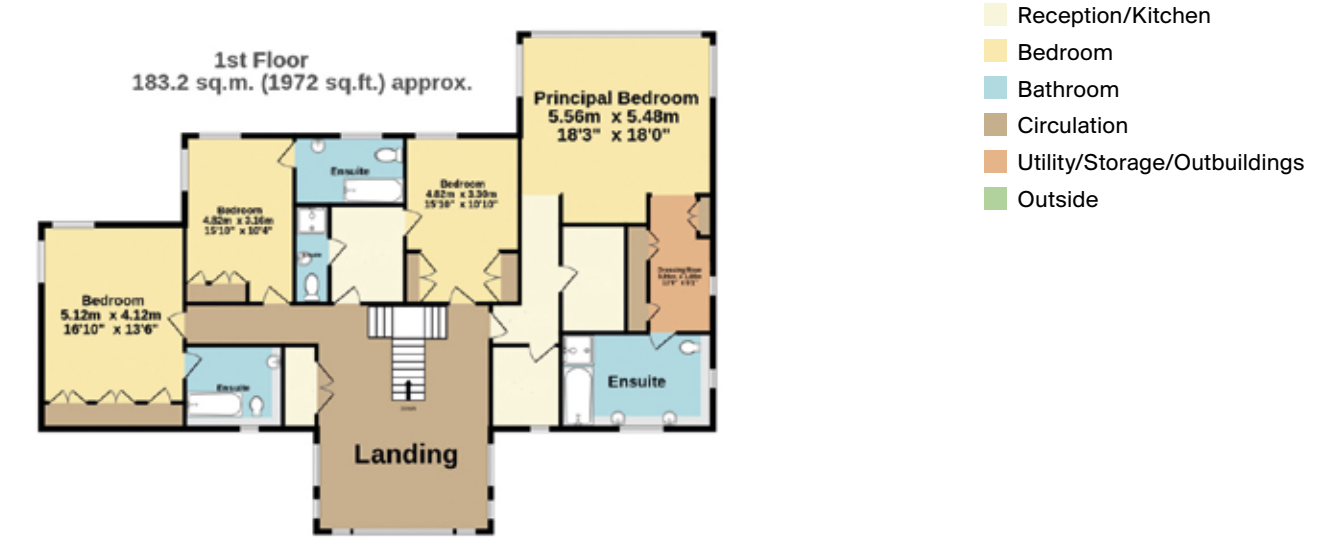
The east wing houses a study, utility room, larder, cloakroom, and gardener's WC, with access to the attached annexe, which boasts an open-plan kitchen/sitting room, bedroom, bathroom, and private garden area overlooking the main grounds and Estuary. Across the entrance hallway, the west wing accommodates a spacious study and a commercial business suite comprising a reception area, two treatment rooms, and a cloakroom.

Ascending the grand staircase, the galleried landing beckons with abundant natural light, offering an ideal setting for displaying artwork or quiet contemplation. The principal bedroom epitomizes luxury with its triple aspect views, three dressing rooms, and spacious en suite bathroom. Three additional bedrooms, all with Estuary views and en suite bathrooms, provide comfortable accommodation. Ample storage solutions, including a sizable airing cupboard and loft space, cater to practical needs.



Approximate Gross Internal Floor Area
480.6 sq m (5173 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

Gardens and grounds

Approached via double gates, Tides Reach features a substantial gravel driveway, providing parking for multiple vehicles, and a grand pillared open entrance porch. The meticulously maintained formal gardens encompass manicured lawns, paved terraces, and woodland areas, complemented by established trees, shrubs, and a sprawling vegetable patch on the west side of the property.

Services

Mains electricity, water, telephone/broadband and gas serving two boilers.
Private drainage

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

Directions (Postcode TQ14 9PP)

From Exeter proceed southbound on the A38 towards Plymouth and Torquay bearing left onto the A380 dual carriageway, again signed towards Torquay. Proceed along this road for about 8 miles exiting at the Ware Barton junction following signs towards Teignmouth on the A381.

Continue along this scenic road, past Metro Motors and along the straight section of road. On the left-hand bend, take the right turning into Rydon Gardens. If you go past Jacks Patch, you have gone too far. The property can be found at the end of Rydon Gardens private lane.



Property information

Tenure: Freehold

Local Authority: Teignbridge District Council, Forder House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361 101

Devon County Council, County Hall, Topsham Road, Exeter, Devon, EX2 4QD. Tel: 01392 382 000

Council Tax: Band G

EPC Rating: D

Offers in Excess of £2,375,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated May 2024. Photographs and videos dated April 2024.

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