



Highfield, Bishopsteignton, Devon





A beautiful home with delightful estuary views in the heart of Bishopsteignton.

Summary of accommodation

Ground Floor

Entrance hall | Sitting room | Dining room | Garden room | Study | Kitchen/breakfast room | Larder | Utility | Office | WC | Shower room

Attached garage with garden store

First Floor

Study | Principal bedroom with en suite | Four further bedrooms | Family bathroom | Separate shower room | Loft room

Second Floor

Loft room with eaves storage

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

Highfield is beautifully located being "tucked away" and yet right within the heart of ever-popular Bishopsteignton. This desirable village 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

Highfield is a wonderful lateral home, centrally located in the charming village of Bishopsteignton. It offers a harmonious blend of elegance, functionality, and breathtaking views of the estuary.

There is an impressive reception space ideal for entertaining. The expansive kitchen breakfast room and adjoining dining area provide a culinary haven for both casual meals and formal gatherings. There is also a lovely sitting room overlooking the garden and a generously proportioned sun lounge offering yet another wonderful south facing seating area.

Alongside a garage and workroom, downstairs also boasts a convenient shower room, large utility and a larder, all of which serve to enhance both practicality and convenience.





Upstairs there are five generously proportioned bedrooms, including an excellent principal suite boasting panoramic water views. The top attic room is a fabulous space for further accommodation or perhaps a creative hobby zone.

The property further boasts a double garage and ample off-street parking. Outside, a south-facing garden beckons with its tranquil ambiance, complemented by a separate vegetable patch.

Services

Mains electricity, gas water and 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 9QL)

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. Carry on along the A381 and take the left turn up Forder Lane and follow through to the Fore Street. Take the right down Shute Hill and Highview is up a private lane on the right-hand side.

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: F

Offers in excess of £900,000



Approximate Gross Internal Floor Area

377.1 sq.m. (4059 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



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 September 2024. Photographs and videos dated May 2024.

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