

Holcombe Down Road, Teignmouth







A fine detached home with four bedrooms and **stunning sea views**

Summary of accommodation

Ground Floor

Sitting room | Conservatory | Study | Dining room | Kitchen | Breakfast room/utility | Cloakroom

First Floor

Principal bedroom with en suite shower room | 3 Further bedrooms | Family bathroom

Outside

Garage | Garden

In all approximately 1 acre

Distances

Dawlish 1.8 miles, Teignmouth town centre 1.8 miles, Teignmouth station 2.1 miles (2 hours 40 minutes to London Paddington), Newton Abbot 7.5 miles, Torquay 9.2 miles, M5 (Jct 31) 10.5 miles, Exeter city centre 14.0 miles, Exeter Airport 17 miles

(All distances and times are approximate)



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Location

The small village of Holcombe lies in a desirable position on the Devon coastline, between the popular towns of Teignmouth and Dawlish and within easy reach of the larger towns of Newton Abbot and Torquay. The village has a local pub and a village hall, while Teignmouth and Dawlish provide access to local shops and supermarkets, as well as beautiful beaches. The smaller town of Dawlish is a charming seaside destination, while larger Teignmouth has a bustling centre with high street shops and larger supermarkets.

Further amenities are easily accessible in the surrounding towns, including Newton Abbot and Torquay, which are seven and nine miles away respectively.

There are several schools in the wider local area, including an outstanding-rated primary school in Shaldon, plus the independent Trinity School in Teignmouth. Dawlish and Teignmouth both also offer a choice of state primary and secondary schools. The nearby A380 provides access north towards Exeter, while rail services are available from Teignmouth. The area has numerous picturesque beaches, while the South West Coast Path passes nearby, offering stunning walks along the coast.

Doveteign Farm

Doveteign Farm is an impressive detached family home, set within an acre of beautiful gardens and grounds. Inside, there are four bedrooms and light, airy accommodation with neutral styling throughout.

The ground floor has four comfortable reception rooms, including the 22ft, dual aspect sitting room with views across the garden to the coast beyond. There is also a conservatory with plenty of natural light, a glass ceiling with sun blinds and sliding glass doors opening onto the garden. The study provides an ideal space for home working, while the dining room provides space to enjoy family meals.





Additionally, the ground floor has a well-equipped kitchen with wooden fitted units to base and wall level, a stainless steel range cooker and space for all the necessary appliances. There is also a built-in breakfast table, while adjoining the kitchen is a large utility room, which could be used as a breakfast room if required.

Upstairs there are four well-presented double bedrooms, all of which are generously proportioned. These include the principal bedroom with its en suite shower room. The first floor also has a family bathroom with an over-bath shower.

Garden & Grounds

The property is surrounded by beautiful rolling fields and countryside. At the entrance, the gravel driveway provides plenty of parking space and access to the large detached garaging block, which has space for numerous vehicles and the potential for use as a workshop. A second driveway provides side access, with further parking space available. The garden includes extensive lawns and meadows, dotted with mature trees and surrounded by established hedgerows and woodland. There is also paved terracing at the rear with a southeast-facing aspect, looking towards the sea. Garden storage is available in two sheds.



Property information

Services: Mains gas, electricity and water.

Tenure: Freehold

Local Authority: Teignbridge District Council

Council Tax: Band F

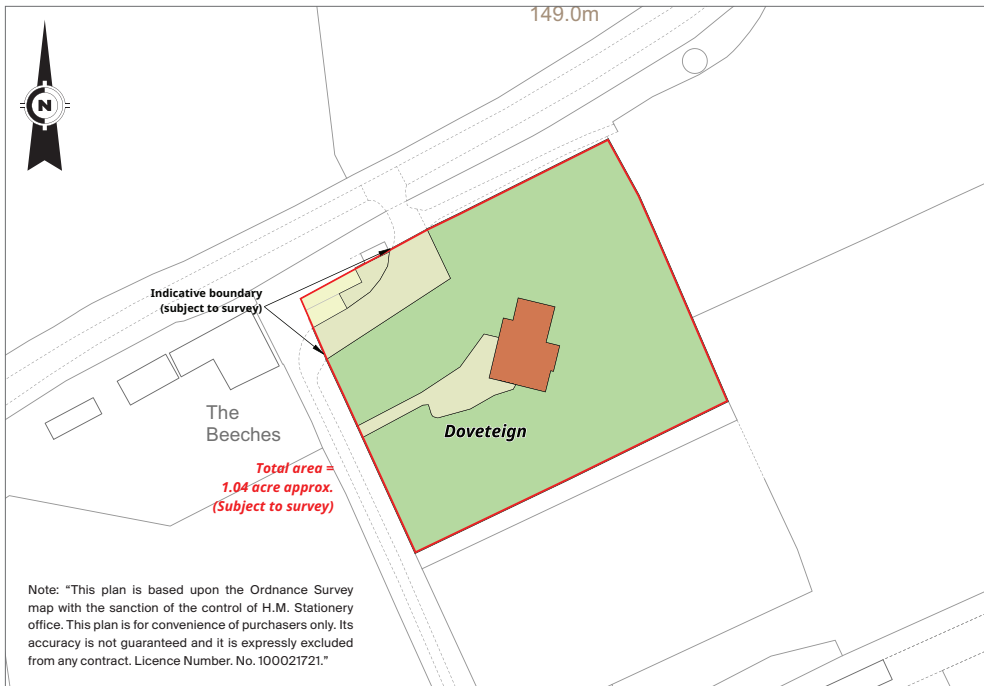
EPC Rating: C

Guide Price: £1,750,000

Directions

Postcode: TQ14 9NS

what3words: ///trickle.splendid.handsets



Approximate Gross Internal Floor Area

Ground Floor: 1603 sq ft / 149.0 sq m

First Floor: 1070 sq ft / 99.4 sq m

Garage: 941 sq ft / 87.4 sq m

Total: 3614 sq ft / 335.8 sq m

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.

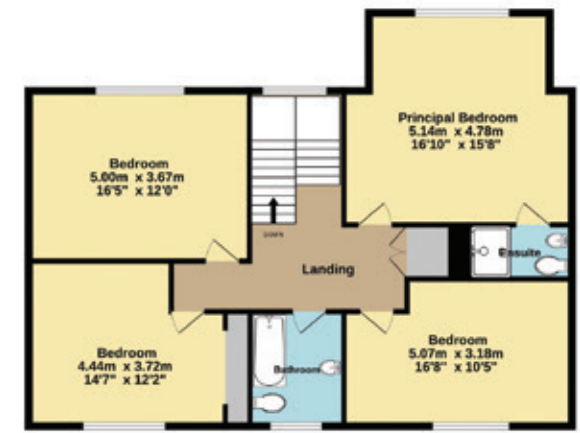
- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Garage



Ground Floor



First Floor



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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