

Gable View, Shaldon, Devon





A stylish, luxury family home in a **beautiful** riverside setting.

Summary of accommodation

Lower Ground Floor: Sitting room | Cinema/games room | Laundry/utility | Sail store room | Plant room | Cloakroom

Ground Floor: Reception hall | Sitting room | Study | Kitchen/dining room | Pantry | Cloakroom | Bedroom with en suite shower room

First Floor: Principal bedroom with dressing area and en suite bathroom | Four further bedrooms en suite

Outside: Double garage | Gardens

Distances

Teignmouth 3.0 miles, Newton Abbot station 3.0 miles (3 hours to London Paddington), Torquay 6.0 miles

M5 (Jct 31) 14.1 miles, Exeter city centre 18.5 miles, Exeter Airport 22 miles

(All distances and times are approximate)



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Location

The tiny village of Combeinteignhead sits in a sought-after position on the River Teign within easy reach of the beautiful Devon coastline and close to the unspoilt village of Shaldon and the larger town of Torquay. The village has a selection of cafés, a pub and a sailing club, while there is a community shop and a primary school in Stokeinteignhead.

Further everyday amenities are easily accessible in the surrounding towns, including a range of shops and supermarkets approximately three miles away in Torquay and Teignmouth offer a wealth of further shopping, supermarkets and leisure facilities.

There are several schools in the wider local area, including an outstanding-rated primary school in Shaldon, while Torquay offers a choice of schooling including the independent Abbey School. The nearby A380 provides access north towards Exeter, while rail services are available from Newton Abbot. The area has numerous picturesque beaches, while the South West Coast Path passes nearby, offering stunning walks along the coast.

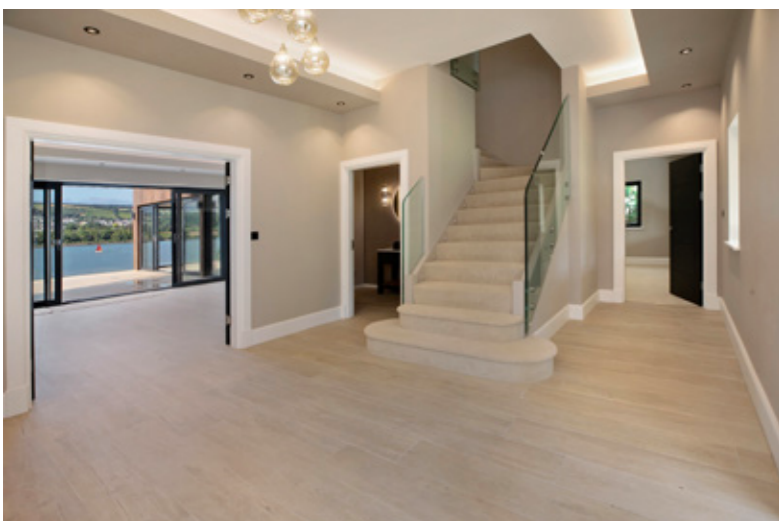


The property

Gable View is a stunning detached home that has been recently renovated. It offers luxury accommodation across three levels, including six bedrooms en suite and light, elegant reception rooms with contemporary styling, large format Italian tiles throughout and views to the river and countryside beyond.

On the ground floor, the welcoming reception hall greets you upon entering with its attractive LED, recessed and pendant lighting and staircase with glass balustrade leading to the first-floor accommodation. Double doors lead to the impressive, L-shaped, open-plan kitchen and dining room with its full-height windows and dual set of sliding glass doors opening onto the sun terrace and affording spectacular views of the river and surrounding landscape.

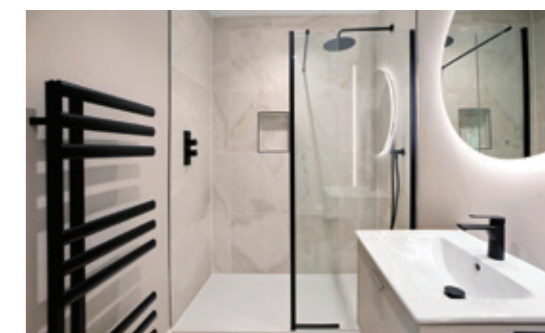
The bespoke handmade kitchen itself is fitted with modern shaker-style units to base and wall level. It also has a large central island, a mirrored splashback and integrated appliances including two double ovens, an induction hob and a built-in worktop-level extractor fan. The walk-in pantry provides further space for kitchen storage.





Additionally, the ground floor has a comfortable sitting room and a useful study for home working. The lower ground level provides two beautifully appointed reception rooms, including the spacious 23ft sitting room and the cinema room and games room, both of which have access to the lower terrace via sliding glass doors. Also on the lower ground level is a utility and laundry room, plus a plant room and sailing store room, both of which are accessed externally.

There is one double bedroom en suite on the ground floor, which is ideal for use as a guest bedroom. The first floor provides a further five double bedrooms, all of which are comfortable with understated, modern décor and fittings. The principal bedroom has a dressing area with extensive handmade bespoke wardrobes, as well as a luxury en suite bathroom and a sliding glass door Juliet balcony. Three of the other first floor bedrooms have sliding glass doors onto their own private balconies, with all the bedrooms benefitting from en suite shower rooms.



Garden and grounds

The home is set in a splendid garden, which leads directly to the banks of the River Teign, with a gate and steps providing direct access to the water for sailing or other water pursuits such as kayaking or paddleboarding. At the front of the house, the driveway leads to the detached double garage, which could be converted into a studio or annexe if required. There is plenty of parking on the gravel driveway, while a gravel pathway leads to the entrance to the house, with its covered terrace across the front.

At the rear there are two sun terraces, one on the ground-floor level and one on the lower ground level. They both provide space for al fresco dining and enjoying the beautiful surroundings, while steps lead to the rear lawn, which is bordered by hedgerow and leads to the water's edge.

Services

Calor Gas, Mains electricity, Mains water. Bio Disc, BT Full Fibre 520MG

Directions

Postcode: TQ12 4RR

what3words: ///layered.pastels.seagulls

Property information

Tenure: Freehold

Local Authority: Teignbridge District Council

Council Tax: Band H

EPC Rating: ???

Guide Price: £000,000



Approximate Gross Internal Floor Area

484.3 sq m (5212 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.



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 August 2024. Photographs and videos dated August 2024

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