



## Glenside, Breakneck Hill, Teignmouth, TQ14 9NZ

Offers in excess of £650,000 Freehold

Imposing Detached Residence • Versatile 4/5 Bedroom Accommodation • Ground Floor Bedroom Suite • Downstairs Shower Room In Addition to Family Bathroom • Large Character Kitchen • Lounge with Beautiful Coastal Views • Wrap Around Gardens • Spectacular Far Reaching Coastal Views • Private Driveway Parking •

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Stepping into the wide and spacious entrance hall, an attractive spindled staircase rises to the first floor and there are doors off to the office/separate dining room which overlooks the front of the property, the downstairs bedroom suite, shower room and kitchen and living room. The living room is a dual aspect bright room with breath taking views from every angle; over the town, out to sea and across to countryside. Doors lead out to the sunroom and there is a brick built feature fireplace with tiled hearth housing a wood burner. The large kitchen/breakfast room with ceiling spotlights and exposed beam, is fitted with a range of base and wall units where the Rayburn (providing central heating and hot water) is housed in a beautiful exposed brick recess. A window takes in the garden and stunning coastal views and a door leads through to the sun room which gives access to the garden.

Also accessed from the kitchen, is the separate utility area with further cupboard space, worktop, additional sink and plumbing for a washing machine. There is also a separate boot room. A covered lean to area houses a store with light and power and outside WC and has a gate leading out to the rear courtesy door to the garage.

The sun room off the kitchen enjoys the most spectacular elevated views for miles across coast and country and has doors leading out to the gardens.

The downstairs bedroom suite is a versatile area affording panoramic coast and country views. There is a wash hand basin set in counter with storage and further built in wardrobes and an arch leads through to the generous sleeping area. The downstairs shower room is opposite in the hallway, making this a truly adaptable space for an elderly relative, guests or multi generational living.

Ascending the stairs to the first floor, there are three further bedrooms. Two bedrooms overlook the rear offering breath taking sea views. The master bedroom is dual aspect with stunning scenery captured from every angle and doors open to a balcony with panoramic coastal views and steps down to the garden.

A further bedroom overlooks the front of the property with country views.

The bathroom comprises bath with shower over, concealed cistern WC and pedestal wash hand basin. There is a light and shaver point and a window to the side.

Glenside commands an enviable position nestled above the town and coastline with the most breath taking views. The front of the property is approached by a private driveway where there is parking for multiple vehicles in addition to the garage. The large mature and well maintained gardens wrap around and embrace the house with spectacular scenery at every angle. There is a lush large level lawn with mature hedge boundary with a raised area bursting with established planting. The sunny south facing crazy paved terrace makes an unrivalled viewing point reaching far out across the town and spanning the wonderful coastline for miles encompassing fantastic sunsets and enjoying long hours of summer sunshine. The extensive grounds provide seating areas to follow the sun with a path wrapping around the property. Additionally, there is a greenhouse, shed, outside lighting and an outside tap.



The spacious accommodation provides versatile spaces including a downstairs bedroom suite, downstairs shower room, sun room, utility and boot room. In addition to the living room, a wonderful large kitchen with exposed ceiling beam and attractive Rayburn in exposed brick recess, looks out to the most wonderful scenery which surrounds this very private property with wrap around gardens.





**MEASUREMENTS:**

Lounge 20' 2" x 12' 6" (6.14m x 3.82m), Kitchen/Breakfast Room 17' 5" x 9' 4" (5.3m x 2.85m), Sun Room 20' 2" x 12' 6" (6.14m x 3.82m), Utility 8' 2" x 6' 9" (2.48m x 2.05m), Bedroom 14' 5" x 11' 11" (4.39m x 3.63m), Dressing Room 12' x 9' 8" (3.66m x 2.94m), Bedroom/Study 18' 5" x 9' 4" (5.63m x 2.85m), Bedroom 13' 1" x 9' 4" (3.98m x 2.85m), Bedroom 10' 7" x 11' 6" (3.22m x 3.2m), Bedroom 13' 11" x 10' 6" (4.25m x 3.2m), Bathroom 12' 6" x 6' 8" (3.8m x 2.03m), Garden Store 7' 9" x 6' 2" (2.36m x 1.87m), Garage 18' 10" x 9' 4" (5.75m x 2.83m)

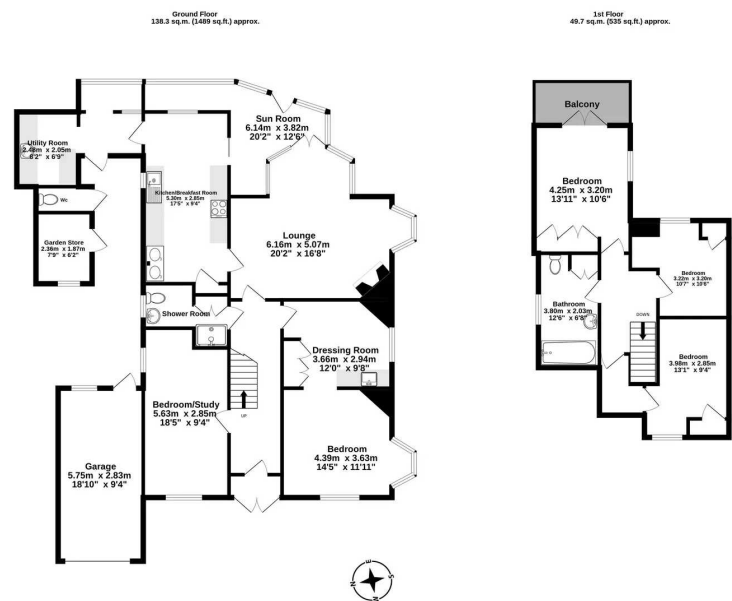


Council Tax Band F - £3,385.87 per year

Tenure: Freehold

Mains Services: Gas, Electric, Water

Broadband Speed - Ultrafast 1000 Mbps (According to OFCOM)



**TOTAL FLOOR AREA: 188.1 sq.m. (2024 sq.ft.) approx.**  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and quantities shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with HomeOS C2024