



## 43 Cockhaven Road, Bishopsteignton, TQ14 9RF

£800,000 Freehold

Detached 1930's Residence • Beautifully Finished and Presented • Four Bedrooms • Master Bedroom En Suite • Two Further Double Bedrooms with Balconies • Living Room with Log Burner • Large Kitchen/Diner with Exposed Brick Floor to Ceiling Fireplace • Tri-Fold Doors Opening to South Facing Garden • Large Level & Very Private Garden with Hot Tub & Outside Shower • Ample Driveway Parking With EV Charging In Addition to Garage

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Stepping into the welcoming entrance porch, there is an obscure glazed window to the side and multi paned double doors open into the stylish living room with oak flooring, ceiling spotlights and a log burner. The room is light and bright with a bay window overlooking the front and two further windows with side aspect. The room spans to a further lobby area with seating and continuation of oak flooring where there is also a useful downstairs WC. An attractive spindle staircase with half landings rises to the first floor.

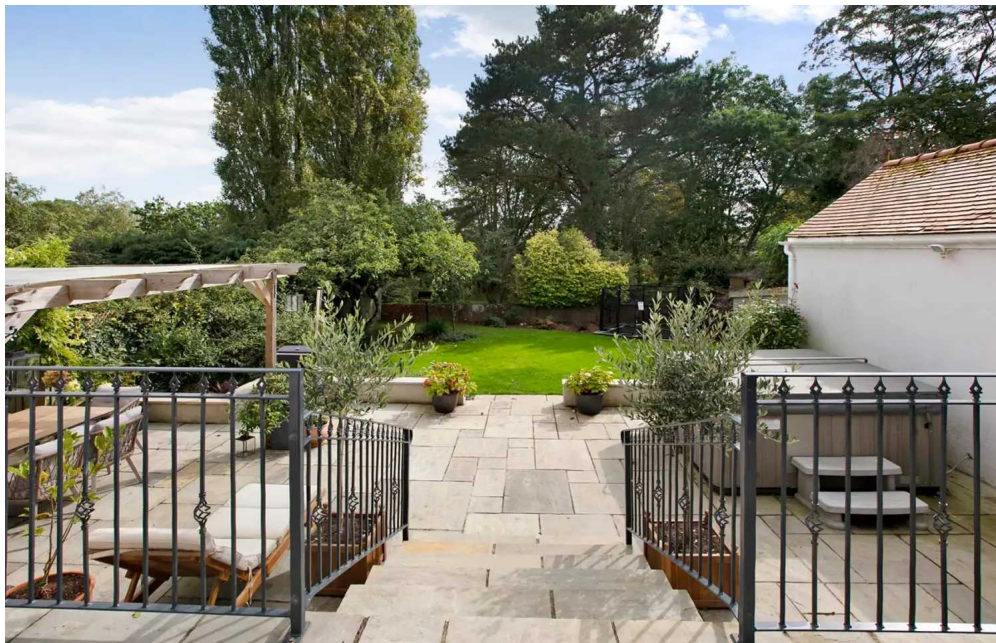
From the living area, multi pane double doors open into the beautiful kitchen/diner with ceiling spotlights and continuation of oak flooring. This is the heart of this home and the space is generous enough to incorporate a snug area with sofa and seating alongside a further open fireplace currently used as a log store. The room flows naturally between the areas and the kitchen is equipped with a range of base and wall units and additional matching dresser style unit. Extensive areas of quartz worktop incorporate a double under mount bowl and groove cut drainer. A window overlooks the very private rear garden. There is an American style fridge/freezer, seven ring burner Smeg range stove and integrated dishwasher.

The impressive matching feature island, with pendant lighting above, provides a wine fridge, further storage and doubles as a breakfast bar providing extra seating. The kitchen has a walk in recess which houses a good size pantry with shelving and a further deep storage cupboard with light currently used as a cloakroom. The dining area, with stylish shaker style built in storage, provides ample room for a dining suite making this such a versatile and social room that every member of the family can use simultaneously for different purposes. Tri-fold doors open onto the superb paved terrace bringing the outside in to this fabulous space. A separate utility area has tiled flooring with a cupboard housing the Baxi boiler and pressurised hot water cylinder. Doors at either end access the front and rear exterior. There is also plumbing and space for a washing machine, additional under mount sink, brass effect radiator/towel rail and further cupboard space and worktop.

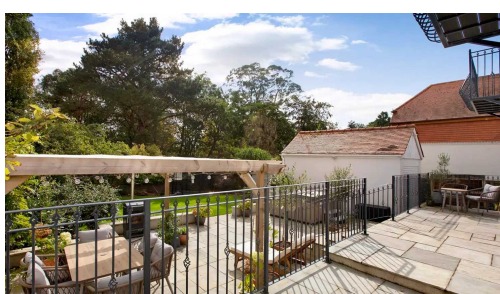
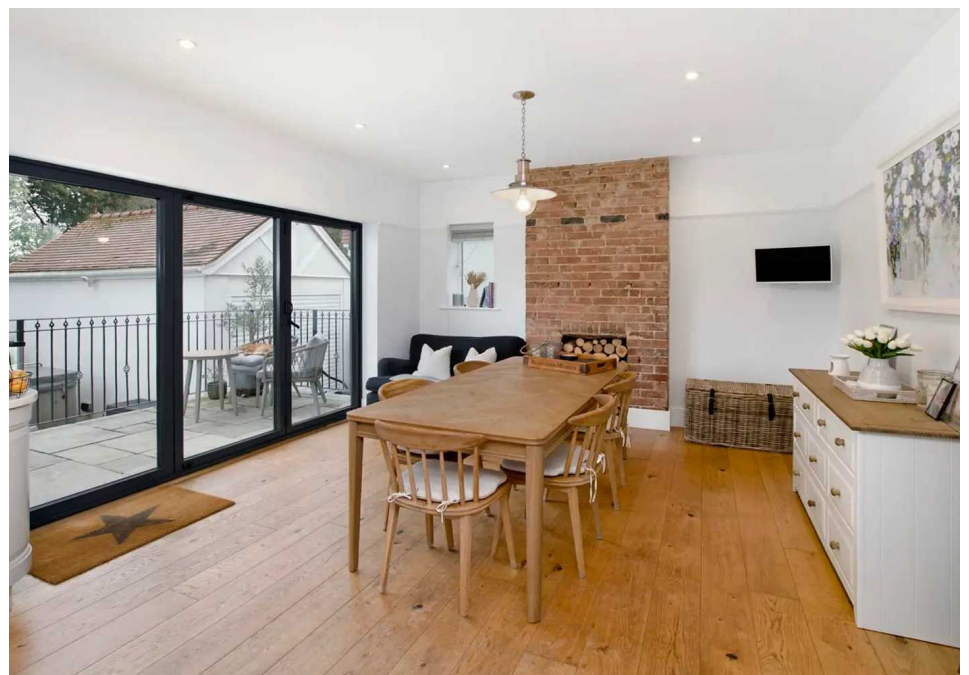


Ascending the stairs to the first floor, a beautiful large stained glass obscure window throws an abundance of natural light to the stairs and large landing area which has picture rails and deep skirting boards, access to the loft and traditional doors off to the bedrooms and family bathroom. The master bedroom is a generous size and has a bay window overlooking the front of the property with views of the village towards Little Haldon, A door opens to the modernised en suite shower room.

Two double bedrooms overlook the private rear garden with views out to the Teign estuary and countryside. Both of these bedrooms enjoy balconies with attractive cast iron balustrade and a southerly aspect to take in the lovely views. One of the bedrooms benefits from built in storage and the other has built in wardrobes. A further good sized bedroom, currently used as an office with the same period features, overlooks the front of the property.



The elegant family bathroom, with underfloor heating, comprises free standing Roca oval bath and freestanding mixer with hand held attachment, vanity unit with wash hand basin set in quartz surface with drawers below, concealed cistern low level WC and large shower cubicle with dual rainfall shower head with wall mounted thermostat also for the underfloor heating and Bluetooth sound system with built in speakers.



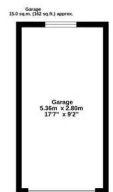
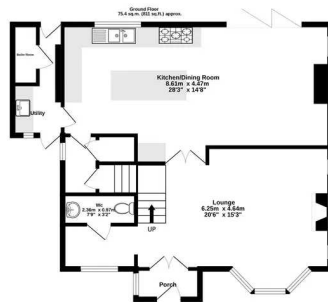
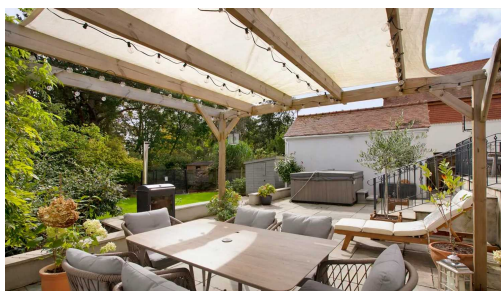
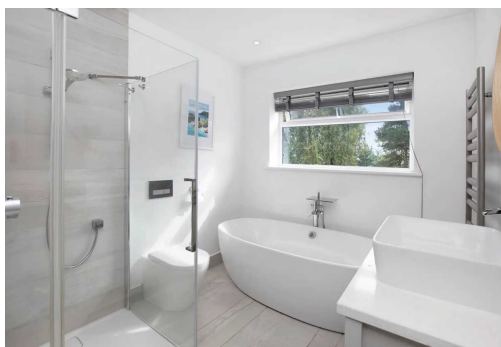


The front garden of this impressive property has a herringbone paved driveway accommodating multiple vehicles with herringbone paved path wrapping around the property giving access to the utility room at one side and to the garage, further driveway parking and rear garden via timber double gates at the other. There is a generous level lawn with established planted borders.

To the rear, paved terraces with attractive wrought iron balustrade and inter connecting steps lead to a very generous area of level lawn with planted borders. A hot tub is sited in the lower terrace alongside a seating area with pergola plus further seating on the terrace above also accessed from the kitchen/diner. There is also an outside shower. An area of hardstanding houses the garden shed and there is an outside tap and lighting. The rear garden is very private and is not overlooked and has fence and wall boundary.



With country and estuary views, level gardens and parking, this property makes a wonderful place to enjoy family life in an idyllic village. The Sunday Times Best Places to Live said of Bishopsteignton, "This suntrap village earns top marks for location, with easy access to both the coast and the wilds of Dartmoor. It offers the dream combination of seaside, countryside and a busy community that knows how to have a good time."



TOTAL FLOOR AREA : 158.6 sq.m. (1708 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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