



Barbaree, Combeinteignhead



# Barbaree,

Newton Abbot, TQ12 4RT

Shaldon 2 miles Teignmouth 3 miles Exeter 19 miles

Lazy days by the water await with this rustic waterside home affording direct water access positioned in a tranquil and beautiful setting on the foreshore of the River Teign Estuary.

- Rustic Riverside Home
- Direct River Access
- Stunning Water & Countryside Views
- Second Home or Holiday Let
- No Forward Chain
- Off the Beaten Track
- Cash Buyers Only
- South Facing Garden
- Council Tax Band A
- Freehold

Guide Price £390,000

## SITUATION & DESCRIPTION

Lazy days by the water await with this rustic waterside home affording direct water access, positioned in a tranquil and beautiful setting on foreshores of the River Teign estuary. Accessible only by foot, boat or 4WD at low tide, this idyllic property, surrounded by rolling green fields to the rear and the majesty of the river immediately to the front, offers a comfortable haven for those seeking a bolthole for holidays or a full-time retreat. The property features single-level living, within touching distance of the river and expansive views. It includes two cosy bedrooms, one with stunning water views, an open-plan kitchen/dining area, and a family bathroom. Outside, a patio area provides the perfect spot to entertain and enjoy the mesmerising views, while a level, south-facing garden offers an ideal space for children to play or for growing your own fruit and vegetables. Immerse yourself in the beautiful scenery with access to great dog walks and nature trails—this property is a must-see at any time of year.

Combeinteignhead is a popular village lying close to the Teign Estuary on the South Devon coast. The village is centred around the church which dates back to the 14th Century. There are two historic pubs, The Wild Goose Inn and a short stroll away is the Coombe Cellars located on the banks of the Teign. The delightful seaside village of Shaldon, with its beaches, cafe's, pubs and restaurants is only two miles distant, while the coastal town of Teignmouth is just across the Teign estuary with a full range of amenities including well regarded schools, doctors and hospital, shops and restaurants.

There are many great beaches in the area where a wide range of water sports can be enjoyed and the rugged and picturesque Dartmoor National Park lies a short distance to the west. Communications are excellent with Easy access to Newton Abbot, which lies around three miles away with the Penn Inn roundabout offering a fast link to Exeter and the M5 via the A380. Teignmouth and Newton Abbot railway stations give direct mainline links to London Paddington and the rest of the country.



## ACCOMMODATION

Access to this charming property is through a convenient covered porch/utility area equipped with power and plumbing for a washing machine and tumble dryer, as well as housing the immersion tank. Swing doors open to a handy shower, perfect for washing off after a day on the river, with tiling in the principal areas and an outside tap. A stable door leads into the main part of the property. The entrance hall opens directly into the property, providing access to all rooms and immediately captivating your attention and drawing you in further with striking views of the river, so close you could almost reach out and touch it. A door leads to bedroom two, a comfortable space currently furnished with two single beds, featuring a small stable door that opens to the rear patio and an electric heater. Bedroom one is a generous double room that enjoys stunning water views, while the whitewashed wooden flooring and ceilings add an 'olde world charm' perfect for anyone seeking a simpler life. The open-plan kitchen diner features a rustic mix of fitted and freestanding storage solutions, including a built-in Butler's sink with mixer and Quooker taps. The classic-style Esse electric range oven and space for a fridge freezer complement the tiled splashback and vaulted ceiling. With open access to the sitting room and direct estuary views, washing up is no longer a chore in this charming and functional space. Drift into the light and spacious sitting room, where awe-inspiring views of the water greet you through a range of windows and a pair of large French doors, an ideal spot to immerse yourself in the ebb and flow of life on the river whether it be the abundant local wildlife, windsurfers or sailboats. Enjoy stunning sunrises and dramatic sunsets, and step directly onto the water's edge, where at high tide, you can feed the swans by hand. A wood burner adds warmth and comfort on colder winter nights, making this room a perfect year-round haven whilst whitewashed wooden flooring conjures a homely log cabin feel perfect to relax in after a day of fun on the water and unwind with a good book.

## OUTSIDE

Steps directly onto the foreshore allowing access to the water. A patio to the rear of the property provides the perfect area for al fresco dining and soak in the stunning scenery at high and low tide with far reaching views to the other side of the river bank and beyond. A wooden built Summer house extends the season for anyone looking to enjoy the outside space throughout the year. A path leads up to a level Southerly facing garden area, mostly laid to lawn with a selection of fruit trees and enclosed by hedgerow borders and a five bar gate, with a wooden shed providing further storage.

## SERVICES

Electric night storage heating, mains electricity, water, aerated biological sewerage treatment plant. Standard with Openreach in the area. Mobile coverage likely with EE.

## VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

Travelling along M5 just past Exeter, at J31 the M5 turns into the A38. After 2 miles (approx) A38 splits into the A38 and the A380, take the left hand road A380 signed to Torquay. After 10 miles (approx) you reach Newton Abbot. On the approach the first (1/2 mile warning) green sign post the junction is named PENN INN and indicates the left hand lane for Newton Abbot A381 – you want this left hand lane. The next sign post is for Superstore and Plant world, stay left. Then the sign is back to Newton Abbot, Totnes A381, stay in left hand lane. Then the same but arrow is now pointing left, stay in left hand lane. Now white sign showing roundabout, take the first exit to Combeinteignhead.\* As you leave the roundabout to the left take the middle lane with COMB written on the tarmac. Follow this road straight up the hill through two set of traffic lights. Keep on this road, it takes you through the village of Netherton. Do be careful, this road is narrow, often going down to a single lane. Keep going and you will soon reach Combeinteignhead. Drive through the village, as you approach a Y junction (by the red telephone box and garage) follow the road taking a sharp left (signed Combe Cellars, Shaldon, Teignmouth). About ¼ of a mile outside the village, you will see a house on the left, take the narrow left hand fork immediately after this (going downhill), there is a brown arrow sign pointing left on the a post on the right-hand side (just to be confusing!) for the Combe Cellars pub. If you go uphill you've missed it! This will take you past the yacht club into the Combe Cellars car park. Drive to the far left corner and park by the river.

What3words: guests.likely.forgot



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 741 sq ft / 68.8 sq m  
For identification only - Not to scale

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1153157



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	37	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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