



Our View “A property and gardens that must be seen to be appreciated”

Lower Lodge is a truly delightful and individual family home, offering bright, spacious, and free-flowing accommodation in a beautiful setting with far-reaching countryside views. Occupying approximately half an acre of level lawned gardens, the property further benefits from ample off-road parking and a garage. It is ideally located within the highly sought-after village of Teigngrace.

The accommodation begins with a welcoming reception hallway, featuring bespoke tiled flooring and a solid oak door providing access to the entrance hall. The entrance hall benefits from wooden flooring, which continues throughout much of the ground floor, and offers a spacious feel with useful storage, a staircase to the first floor, inset spotlights, and access to the living room. The living room is a generous size and features double-glazed windows along with sliding patio doors opening onto the rear garden. A delightful feature of the room is the wood-burning fireplace with a mantel surround and built-in storage to either side of the recess. Inset spotlights complete the space. From the entrance hall, internal double doors lead to an inner hallway. This provides access to a versatile reception room, which could be used as a playroom, study, or family room, and features a double-glazed bay window to the front aspect. Continuing along the hallway, access is found to a useful ground-floor double bedroom, ideal as a guest room. The bedroom benefits from continued wooden flooring and double doors leading directly onto the garden. Adjacent to this is the superb kitchen, breakfast, and dining area, which forms the true hub and centrepiece of the property. Featuring wooden flooring, double-glazed windows to both the front and rear, and bifold doors opening onto the garden, the space is both bright and inviting. A further focal point is

the wood-burning fireplace. The kitchen is fitted to a high standard and comprises a matching range of wall and base units with granite work surfaces, an inset sink with mixer tap and drainer, and a range of integrated appliances including a dishwasher, microwave, and coffee machine. There is space for a large fridge freezer and a range cooker with extractor hood and lighting above. Additional features include inset spotlights, a large skylight providing an abundance of natural light, bespoke herringbone flooring, further double-glazed sliding doors and windows overlooking the rear garden, a useful pantry, and access to a porch leading to the front driveway. From the dining area, there is access to a modern ground-floor shower room comprising a low-level WC, pedestal wash hand basin, and walk-in shower fed from the mains. The room is complemented by fully tiled walls and flooring, together with a cupboard housing plumbing and space for a washing machine and tumble dryer. From the entrance hall, a staircase rises to the first floor, where a bright and spacious landing benefits from double-glazed windows and Velux windows, providing an abundance of natural light and offering the potential for a study area. The first floor provides access to three double bedrooms, all featuring double-glazed windows. The principal bedroom is an excellent size, overlooking the rear garden and benefiting from a range of fitted storage cupboards and useful eaves storage. In addition, it enjoys a beautifully appointed en-suite shower room fitted to a high standard, comprising a low-level WC, wash hand basin with storage beneath, and a walk-in shower fed from the mains. The room is finished with fully tiled walls and flooring, inset spotlights, and an obscure double-glazed window to the rear. Serving the remaining bedrooms is a further modern family bathroom comprising a low-level WC, wash hand basin with storage beneath, and a panelled bath with mains-fed shower over. An obscure double-glazed window provides natural light, while a useful airing cupboard with shelving is located nearby.

Externally, Lower Lodge enjoys surrounding gardens that must be seen to be fully appreciated. Double iron gates open onto a sweeping stone-chipped driveway, providing ample off-road parking to the front and side of the property. Continuing along the driveway, access is gained to the large detached garage. To the rear, Lower Lodge truly comes to life with its exceptional garden. A patio extends across the rear of the property and can be accessed directly from both the living room and the kitchen/dining area, creating the perfect space for outdoor dining and entertaining. Beyond lies a large level lawn bordered by a mature selection of trees and flower beds, all enjoying a pleasant outlook across the surrounding countryside. A further feature of the garden is a detached outbuilding, offering a variety of potential uses and benefiting from power and lighting. There is also an additional patio area and a useful detached space currently used as a hair salon, having been converted from a former garage. This versatile building features sliding double-glazed doors and a double-glazed side window. The main detached garage is an excellent size, benefiting from power and lighting, together with access to the side and rear.

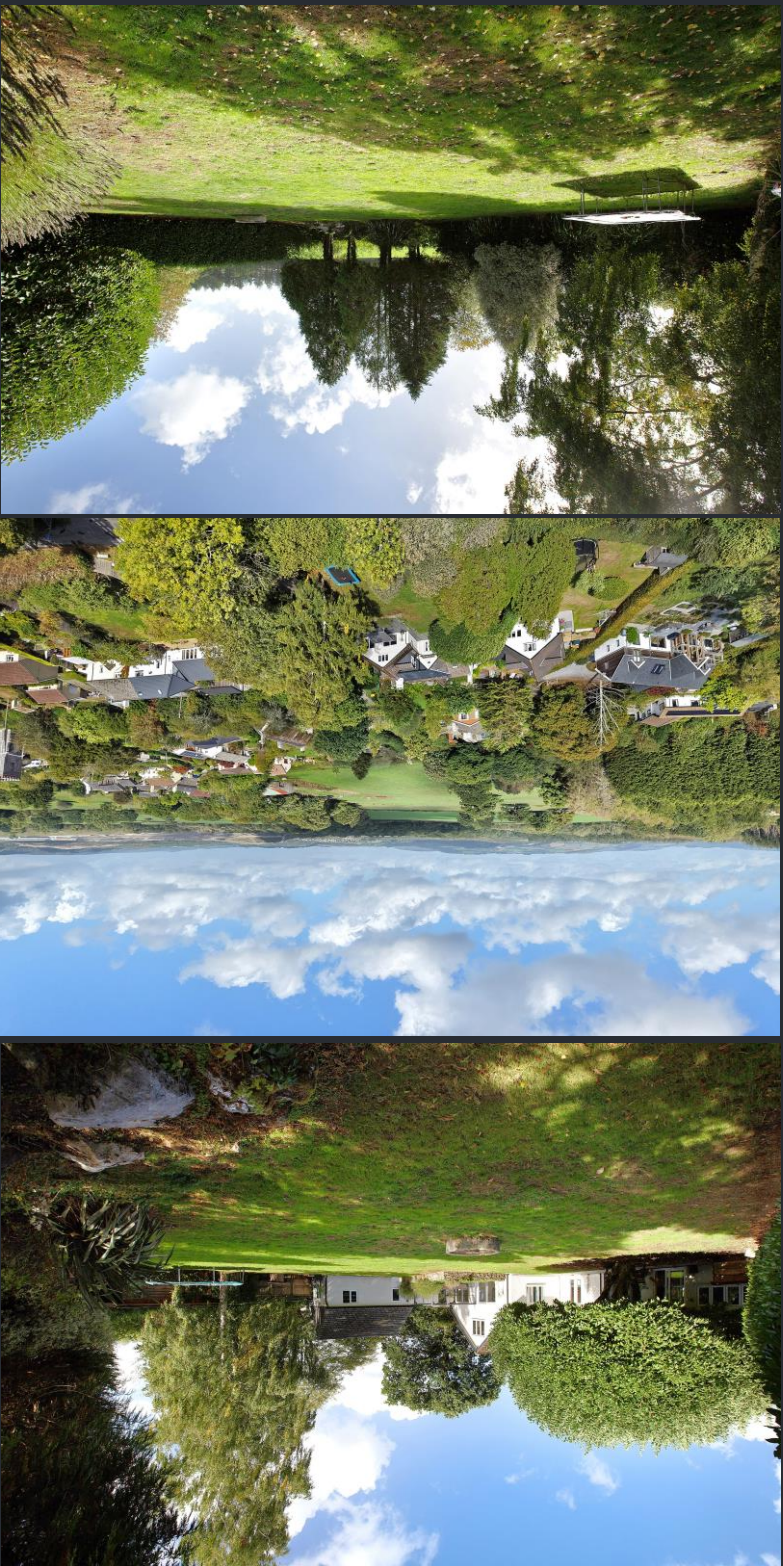
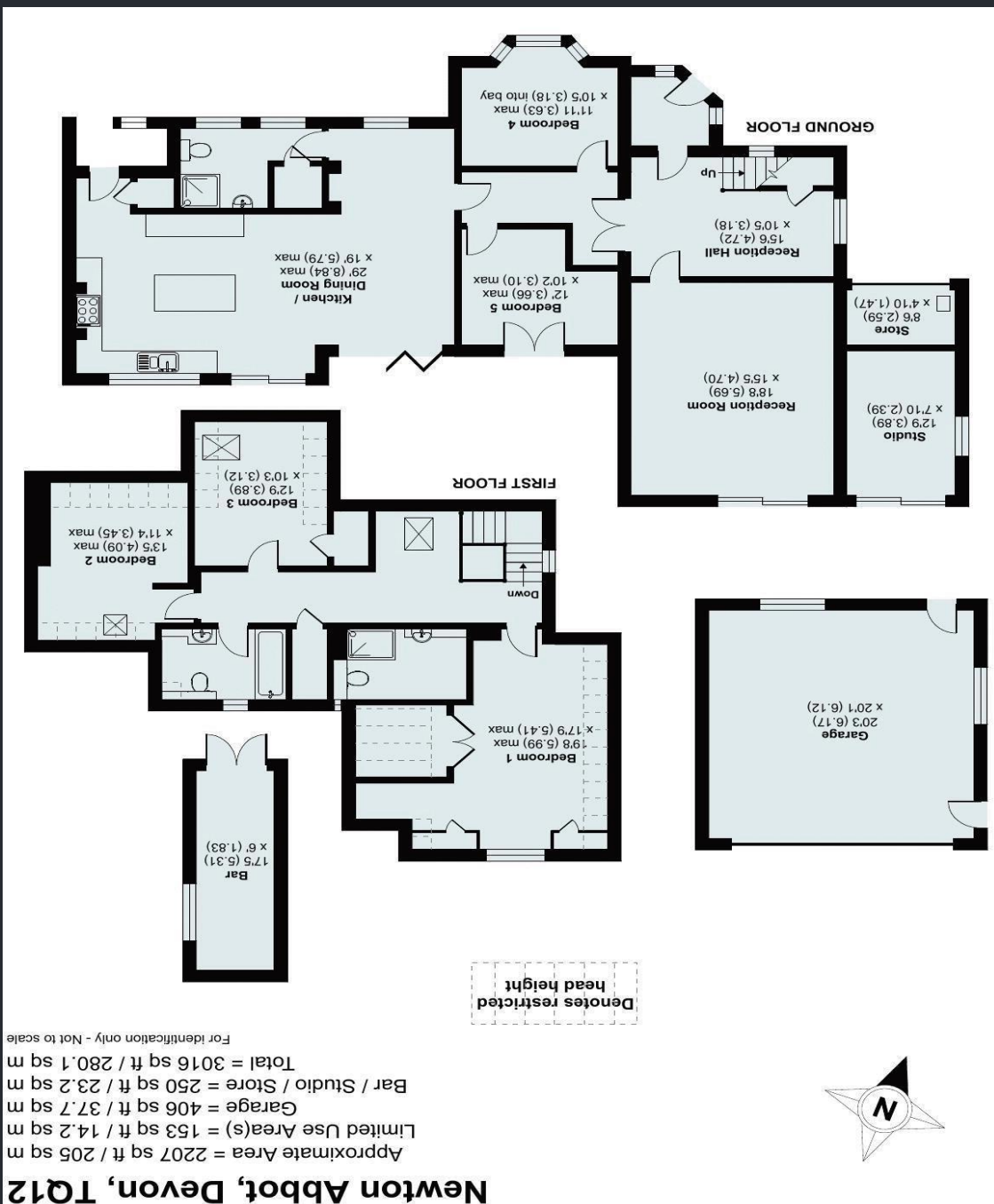
- Delightful and spacious property
- Presneted to a high standard throughout
- Living room
- Stunning kitchen / dining space
- Four / Five bedrooms (master ensuite)
- Bathroom and shower room
- Superb private gardens
- Studio
- Detached double garage
- Ample off road parking





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