



## 8 Lindridge Park, Lindridge

Guide Price £625,000





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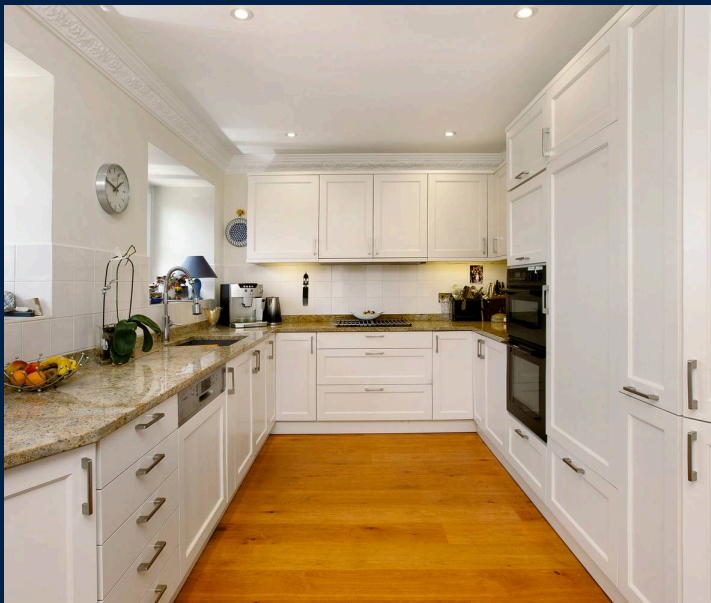
Lindridge, Teignmouth

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- An outstanding end of terrace three storey residence
- Outstanding views across rolling countryside towards Dartmoor
- Reception hall and study/bedroom 4
- Dual aspect sitting room opening to balcony
- Three bedrooms (en suite to principal) and family bathroom
- Free-flowing kitchen/dining room and utility
- Wonderful south and west facing private landscaped gardens and terraces.



*An elegant end of terrace mews style property set within the grand Lindridge Park estate with beautifully presented and versatile accommodation of around 2000 square feet arranged over three levels and outstanding views across rolling Devon countryside towards Dartmoor. Private south and west facing gardens and terraces and access to over 20 acres of communal grounds, with tennis court, formal gardens, golf practise area, heated swimming pool and rolling meadows.*

#### **Location**

Lindridge Park is a stunningly beautiful country house estate steeped in history, dating back to 1044. The grounds of the estate are set amongst beautiful rolling Devon countryside, just below Humber Down and the Little Haldon hills. Conveying a real sense of past grandeur, Lindridge is one of Devon's oldest manors and was converted in the early 1990's into high-end individual houses. The residents of the 21 properties at Lindridge Park benefit from access to and use of the 23 acres of private estate gardens and grounds, comprising a formal Italianate rose garden with pond and temple, a water garden with waterfall, spacious open areas, wooded walks and stone footpaths shaded by a wisteria adorned pergola and lush meadows etc. There is a heated swimming pool, a croquet lawn and tennis court for more active pursuits along with a golf practice area. The estate is surrounded by century old trees and enjoys far-reaching rural views. The setting offers great convenience with the cathedral city and county town of Exeter being set around 13-miles away. Accessible via the A380, with its red brick university, private and public schools and the Princesshay shopping centre. For coastal pursuits and the beach, Teignmouth lies around 5-miles away and the local village of Bishopsteignton with its public houses, vineyard and village amenities is around 2 miles away. Teignmouth Golf course is approx 2-miles away on the Little Haldon hills. Humber barn a local eatery/bar and venue is within walking distance.





## Description

8 Lindridge Park is set in the appealing mews style part of Lindridge Park, close to the stunning pergola walkway and with good access to the communal gardens and grounds. The property occupies a particularly appealing position within the development being set on the end of the terrace and thus having south and west facing gardens and terraces. The three-storey accommodation is versatile and extends to over 2000 square feet with many of the rooms and outside spaces enjoying wonderful views towards rolling meadows and Dartmoor. Improvements by the current owners include reconfiguration of some the accommodation, the installation of state-of-the-art Internorm triple glazed windows in most of the rooms and sweeping Indian sandstone paved terraces have been created which meld beautifully with the mature landscaped gardens and the free-flowing lower ground floor kitchen/dining room to create the perfect sense of inside/outside living.

From the paved approach, the feature panel entrance door opens to the....

## Entrance Hall

A welcoming space with ceramic floor tiles and an ornate cornice to the ceiling. There is a radiator and a side facing double glazed window. The entrance hall opens to the....

## Inner Hallway

With an ornate cornice to the ceiling and two ceiling roses. Stairs with a feature balustrade above descend to the lower floor, there is a dado rail, a secure entry phone system and a radiator. Turning stairs with a feature balustrade and carved newel posts above rise to the upper floor a panel door opens to a large under stairs cloaks cupboard. Glazed and panel doors open to the entrance level rooms.





### **Sitting Room**

A beautiful dual aspect room with an ornate cornice to the ceiling and engineered oak flooring. Double glazed bifold doors open to a balcony with a cast iron balustrade. Through these doors and from the balcony tremendous views are enjoyed across the communal gardens and rolling countryside with uninterrupted views towards Dartmoor. Two side facing triple glazed windows overlook the grounds and have views towards farmland and Humber Down woods. There are two radiators and a further uPVC triple glazed window has similar views towards Dartmoor. There is feature shelving.

### **Principal Bedroom Suite**

A lovely space with an ornate cornice to the ceiling, spotlights and a uPVC triple glazed window overlooking the grounds and rolling countryside beyond. There is a good range of built-in furniture comprising cupboards and wardrobes. A panel door opens to the....

### **En Suite Shower Room**

Having a uPVC triple glazed window overlooking the grounds and Dartmoor in the distance. There is an ornate cornice to the ceiling, an extractor fan and a modern three-piece suite comprising a tiled shower cubicle with a thermostatically controlled shower, a WC and a pedestal washing hand basin with tiled surrounds. Small radiator, towel rail and a panel door opens to the airing cupboard which houses the pressurised hot water cylinder and has slated shelving.

### **Study/Bedroom Four**

A good versatile room with a uPVC triple glazed window taking in tremendous views as described towards rolling countryside and Dartmoor in the distance. There is ample space for office furniture and a radiator.

### **First Floor Landing**

With a feature balustrade having a carved newel post





around the stairwell, a secure entry phone and there is a double-glazed skylight with an integrated blind. There is access to eaves storage space along with a dado rail and a radiator. Panel doors open to the first-floor rooms.

**Bedroom Two**

A particularly appealing room, being very spacious and having a large uPVC double glazed window taking in outstanding uninterrupted views across the gardens, rolling countryside and with Dartmoor in the distance. There is a radiator, a built-in wardrobe and a built-in cupboard.

**Bedroom Three**

A good space with a high ceiling, spotlights and a uPVC triple glazed window which has outstanding views as described across the communal grounds with Dartmoor in the distance. There is a radiator and a panel door opens to a good-sized built-in cupboard/wardrobe.

**Family Bathroom**

Having feature half height ceramic tiling around the suite which comprises a panel bath with a full height tiled surround, an attached shower screen and mixer set with shower attachment over, a pedestal wash hand basin with shaver point beside and mirror above and a WC. There is a radiator, an extractor fan, spotlights and a uPVC triple glazed window enjoying excellent views.

**Lower Ground Floor Hallway**

Having a dado rail, a good range of built-in cupboards, spotlights and an ornate cornice to the ceiling. Radiator with ornate cover and glazed doors open to the lower ground floor rooms.

**Utility Room**

A practical space with ceramic floor tiles and a large under stairs storage area with coat hooks. There is a fitted unit with an area of laminate roll edge work surface and an inset single drainer, stainless steel sink



unit. There are tiled surrounds and under surface space for a washing machine and tumble dryer. Radiator, wall mounted electricity trip switches, spotlights and a panel door opens to the.....

#### **Cloakroom/WC**

Having a corner mounted wash hand basin with a tiled surround, a WC, an extractor fan, a spotlight and the wall mounted Glowworm boiler supplying central heating.

#### **Kitchen/Dining Room**

This outstanding dual aspect space has oak flooring throughout and ornate cornices to the ceiling as well as a central ceiling rose and spotlights. There are two side facing triple glazed windows have good views across parts of Lindridge towards Humber Down woods. Double glazed bifold doors open to the terrace and enjoy breathtaking views across rolling countryside and towards Dartmoor in the distance. There are two radiators and ample space for a large dining table and chairs. The kitchen area is beautifully set out and fitted with a range of high-quality units comprising cupboards and drawers and there are extensive areas of polished granite work surface with tiled surrounds and an under mounted one and a quarter bowl stainless steel sink unit with mixer set above. Integrated appliances include a four ring Indesit ceramic induction hob, a double oven/combination grill, a built-in fridge and a built-in Bosch dishwasher. Within the kitchen space two triple glazed windows and take in views across the grounds.

#### **Outside**

Set a short distance from the approach there is a good-sized **garage** with an electric door which has power and light and eaves storage space.

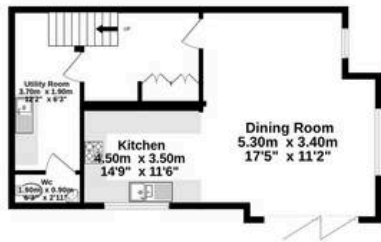
8 Lindridge Park has particularly appealing external spaces. Immediately behind the property there is a raised terrace which sits beneath the aforementioned balcony with feature stone pillars.



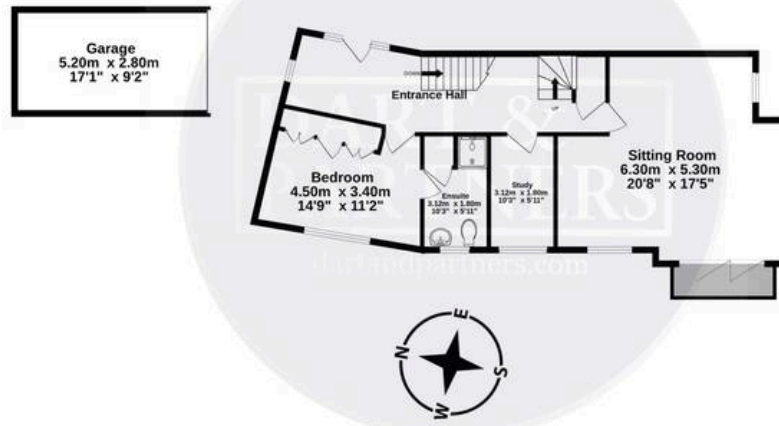
From here sandstone steps descend to the sweeping sandstone paved terrace which is expansive providing wonderful opportunities for relaxing and outdoor entertaining etc and with this terrace extending to the side of the property creating a further entertaining area. This side area is partly enclosed by feature cast iron railings and there are external power points. Additionally, there is a lower tier of terrace laid to paving and stone chippings, with this area being partly enclosed by cast iron railings and having a mature clematis. Beyond this there is a broad sweep of terraced lawn. Sandstone paved steps rise to the landscaped upper gardens which have further steps and meandering pathways running through and beside. These fantastic spaces are laid to terraced areas of bedding stocked with a plethora of shrubs, small trees and flowering plants to include acers, an olive tree, a mature palm and a bay tree and with this area being set below and adjoining Lindridge Park's wonderful pergola walkway conveying a real sense of peace and tranquillity. Within the upper gardens there is a circular paved seating area surrounded by well stocked areas of bedding and also within the upper plot there is a mature magnolia.



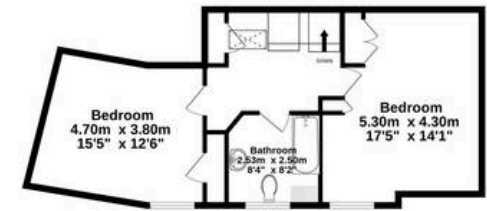
Ground Floor  
51.4 sq.m. (554 sq.ft.) approx.



1st Floor  
87.6 sq.m. (943 sq.ft.) approx.



2nd Floor  
55.4 sq.m. (596 sq.ft.) approx.



**TOTAL FLOOR AREA : 194.4 sq.m. (2092 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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