



2 Lower Doveteign Farm
Teignmouth, Devon, TQ14 9NS

Established

RENDELLS

1816

2 Lower Doveteign Farm

Teignmouth, Devon, TQ14 9NS

Price Guide £1,325,000

This property is a beautifully presented and extremely well appointed new detached barn conversion which offers both spacious and versatile accommodation along with a wonderful country setting with both valley and distant sea views. Individually designed to provide contemporary living accommodation spanning approximately 227m² and offered with brand new 10-year warranty. This property also enjoys and benefits from approx. 9 acres of pasture and a large agricultural outbuilding with stabling.

Situation:

The property is situated along a quiet country lane and at the end of a private driveway. Set in a wonderful country location just a short drive to Teignmouth and the Devon coastline, along with a main line train station into Exeter and beyond. Good local schooling is also nearby along with Haldon Forest and a popular local Golf Club.

Accommodation:

The front door leads into a spacious entrance hall which in turn opens up into an expansive 10m x 7.5m open-plan kitchen with underfloor heating and living/dining area designed to maximise natural light. Bi-folding doors open onto an extensive decked terrace enjoying wonderful far reaching views. The remaining ground floor accommodation includes a separate fitted utility room, two spacious bedrooms and a contemporary family bathroom. The First floor offers a generous master bedroom again with outstanding views and a contemporary en-suite shower room. To the rear of the property a further bedroom enjoying an en-suite shower room.





Outside

Set amidst a beautiful landscaped garden and in a quiet picturesque setting the property features a versatile barn/store with double doors to the front, a large partially open sided barn. A portion of the barn is already divided into stabling and the remainder offers scope for endless possibilities including possible further development STPP. The barn edges into the land which is divided into two large fields and which slopes down the valley floor and stream.

Services:

Mains electricity, Mains Gas Central Heating, a brand new water treatment plant, private drainage, underfloor heating and fibre broadband.

Local and Planning Authority:

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Council tax band: TBC

Energy Performance Certificate: TBC

Tenure: The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

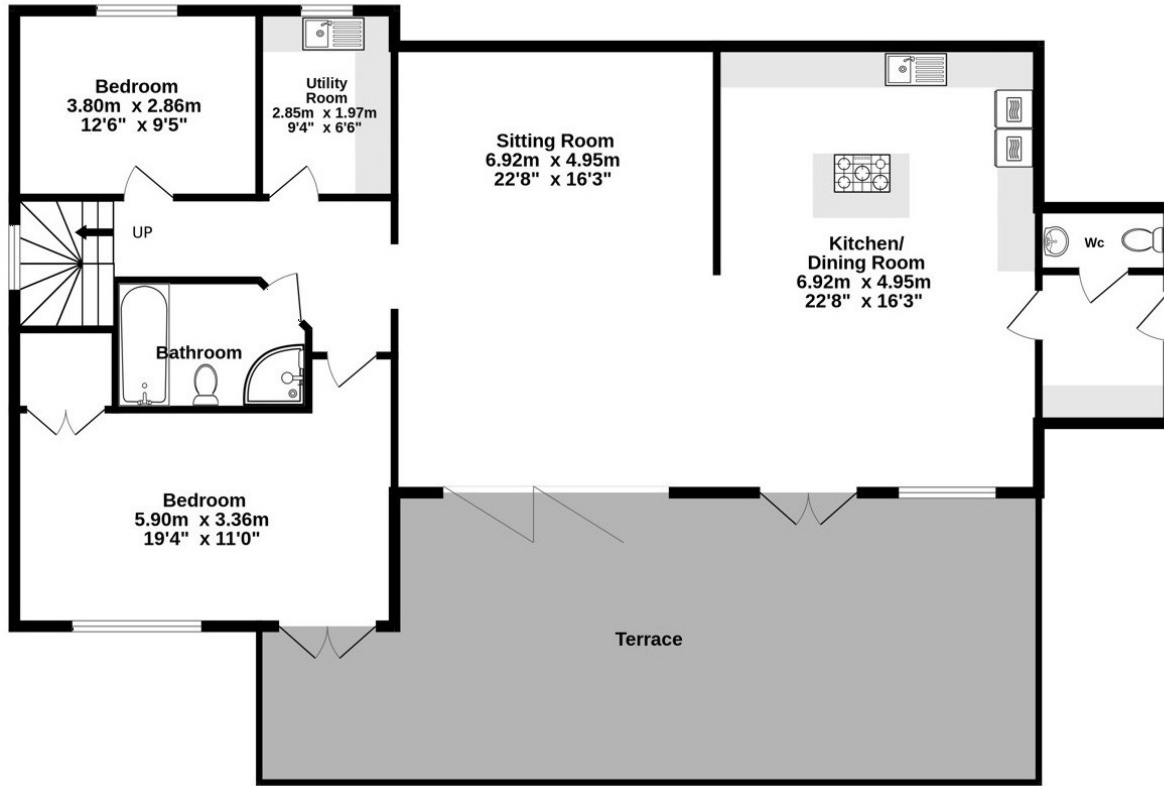
The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881

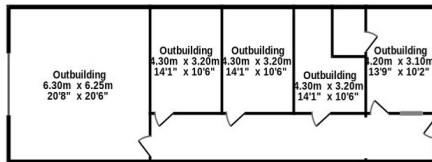




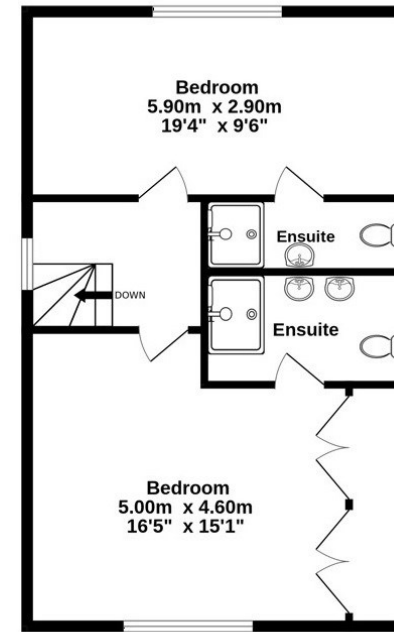
Ground Floor
132.3 sq.m. (1424 sq.ft.) approx.



Outbuilding
562.7 sq.m. (6056 sq.ft.) approx.



1st Floor
56.3 sq.m. (606 sq.ft.) approx.



TOTAL FLOOR AREA : 307.4 sq.m. (3309 sq.ft.) approx.

TOTAL FLOOR AREA : 562.7 sq.m. (6056 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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Outbuilding
71.01m x 6.25m
233'0" x 20'6"



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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